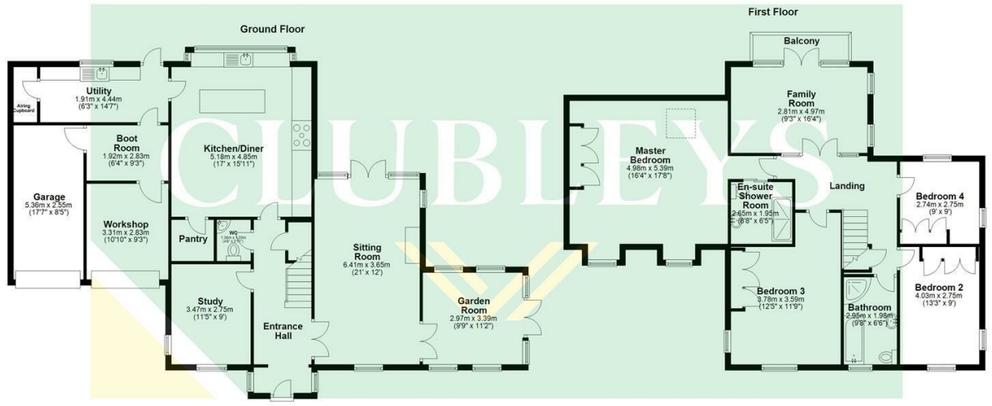


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

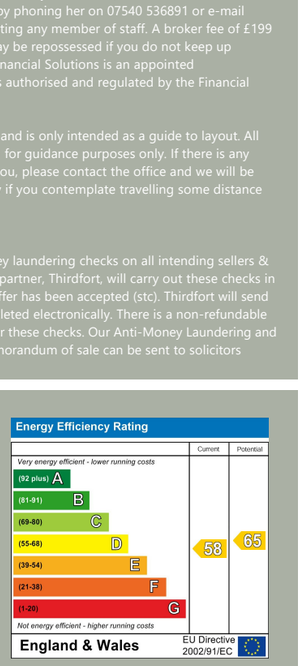
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc), Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

CLUBLEYS

May Cottage, Mill Lane, Seaton Ross, YO42 4NE
£645,000







A beautifully maintained family home, built in 2011, occupying an enviable position with open fields to the rear.
The property offers well-balanced and versatile accommodation, beginning with a welcoming entrance hall with cloakroom/WC. The lounge provides a comfortable living space and flows through to the garden room, which enjoys pleasant views over the rear garden.
At the heart of the home is a well-appointed kitchen featuring a range of integrated appliances and a useful pantry. This leads through to a generous utility/boot room with space for laundry appliances. The double garage has been thoughtfully arranged to provide a workshop, storage/boot area, and retained garage space.
Additional ground floor accommodation includes a dedicated study, ideal for home working.
A staircase leads to the first-floor accommodation, where a standout feature is the spacious family room with access to a westerly-facing decked balcony—an ideal spot to relax and enjoy the evening sun.
The principal bedroom benefits from a recently refitted en-suite shower room. In addition, there are three further double bedrooms, all served by a well-appointed family bathroom.
Externally, the property sits within well-maintained and private landscaped gardens, with ample parking to the front for several vehicles. To the rear is a westerly-facing garden, enjoying plenty of natural sunlight and offering an ideal space for outdoor relaxation.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band F.

rightmove www.clubleys.com ZOOPLA

ENTRANCE PORCH
Entered via a composite front entrance door, LVT flooring, radiator and tilt & sliding sash double glazed window to either side.

ENTRANCE HALL
1.99m x 5.03m (6'6" x 16'6")
Having stairs to the first floor accommodation, under stairs cupboard, LVT flooring and double doors leading to the sitting room.

CLOAKROOM/WC
1.38m x 1.20m (4'6" x 3'11")
Fitted suite comprising low flush WC, wash hand basin, extractor fan, LVT flooring, dado rail and radiator.

STUDY
3.48m x 2.78m (11'5" x 9'1")
Tilt and sliding sash double glazed window to the front elevation and radiator.

SITTING ROOM
6.40m x 3.65m (20'11" x 11'11")
Wall mounted electric fire in feature granite surround, tilt and sliding sash double glazed window to the front and side elevation, and double doors to the rear elevation.
Five-amp sockets for lamps which can be controlled from the main light switches, TV socket.

Doors leading to;

GARDEN ROOM
2.97m x 3.40m (9'8" x 11'1")
Two tilt and sliding sash double glazed windows to the front and rear elevation, halogen lights, TV socket, radiator and double doors to the side elevation.

DINING KITCHEN
4.84m x 5.15m (15'10" x 16'10")
A wonderful kitchen fitted with a matching arrangement of floor and wall cupboards, granite working surfaces, central working island, built in Range cooker with extractor above, integrated full length fridge and a dishwasher, walk in pantry with shelving. Double glazed window to the rear elevation, LVT flooring, TV socket, radiator, and further double glazed window to the side elevation.

UTILITY
1.92m x 4.44m (6'3" x 14'6")
Storage cupboard housing hot water cylinder, Ideal LPG gas central boiler, sink unit, plumbing for a washing machine, LVT flooring, radiator and double glazed window to the rear elevation.
The boiler room is also used as a drying room with a clothes rail.

BOOT ROOM
1.92m x 2.83m (6'3" x 9'3")
Part of the double garage has been partitioned into a boot room and workshop, having laminate flooring, built in coat and shoe storage.

WORKSHOP
3.32m x 2.86m (10'10" x 9'4")
Remote controlled doors.

GARAGE
2.52m x 5.35m (8'3" x 17'6")
Electric garage doors with remote controls, power and light is connected.

LANDING
3.47m x 2.54m (11'4" x 8'3")
Radiator, storage cupboard with electric heater and access to the loft which is boarded with shelving in the eaves.

MASTER BEDROOM
5.39m x 4.99m (17'8" x 16'4")
Fitted wardrobes with drawers and dressing table, two radiators, fully opening velux window with built in blackout blind, and two tilt and sliding sash double glazed window to the front elevation. Sliding doors leading to the en-suite.

EN-SUITE SHOWER ROOM
1.94m x 2.65m (6'4" x 8'8")
Recently re-fitted suite comprising walk in shower, low flush WC, vanity hand basin, wall mounted toothbrush charger, dual fuel chrome radiator which can be app-controlled from a mobile phone, fitted mirror, fully tiled and light tunnel.

The mirror has three lighting settings and an electric demister.

BEDROOM TWO
2.75m x 4.03m (9'0" x 13'2")
Fitted wardrobes, radiator, TV socket and tilt and sliding sash double glazed windows to the front and side elevation.

BEDROOM FOUR
2.74m x 2.25m (8'11" x 7'4")
Fitted wardrobes, radiator and tilt and sliding sash double glazed windows to the rear and side elevation.

BEDROOM THREE
3.78m x 3.39 measured excluding door area (12'4" x 11'1" measured excluding door area)
Fitted wardrobes and dressing table, TV socket, tilt and sliding double glazed window to the front and side elevation.

RECEPTION ROOM/SNUG
2.81m x 4.96m (9'2" x 16'3")
A really versatile room which can be used to relax and enjoy the views over open countryside.
Two sliding sash double glazed window to the side elevation, recess lighting and double doors onto the balcony which has lights.

HOUSE BATHROOM
1.99m x 2.93m (6'6" x 9'7")
Fitted suite comprising panelled bath with mixer tap, shower cubicle, vanity hand basin, low flush WC, dual fuel chrome radiator, wall mounted toothbrush charger and opaque double glazed window to the rear elevation. The radiator can run from the heating system or electric which can be app-controlled from a mobile
The mirror has three lighting settings and an electric demister.

OUTSIDE
Rear garden mainly laid to lawn with decked seating area and LPG tank.
To the front of the property is a farm style gate leading to a block paved driveway and lawned area.
All-weather electrical sockets surround the property and power on the decking.
External lights are controlled by a roof-mounted light sensor which automatically come on an evening.

ADDITIONAL INFORMATION
The property has full-fibre internet to the house (up to 900 Mbps). TV signal booster in the loft for all rooms.
Three heating zones, allowing independent time and temperature control for downstairs, upstairs and the master suite.

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APPLIANCES
None of the above appliances have been tested by the Agent.

SERVICES
Mains Water, Electricity, and Drainage. LPG gas. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band F.



