Corner Farm Bungalow, Bolton, YO41 5QS
No Onward Chain £400,000







A hidden gem! Charming barn conversion, four bedrooms, double garage and no onward chain.

Situated on the outskirts of the village of Bolton, this charming single-storey barn conversion offers spacious, versatile accommodation, perfect for those looking to downsize without compromising on space or simply enjoy the benefits of single-storey living.

Featuring a cosy sitting room with open fireplace, separate dining room, kitchen, utility, four bedrooms, two en-suites and a conservatory. Outside, a detached double garage and low-maintenance garden.

Offered with no onward chain!

Don't just take our word for it, come and see the potential for yourself. Book your viewing today and discover what makes this home so special.

Freehold. East Riding of Yorkshire Council – Council Tax Band E.

rightmove www.clubleys.com ZOOPLA

Ground Floor



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.

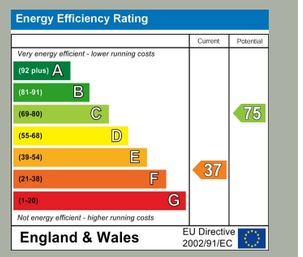
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We 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.

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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

Tenure: Freehold
East Riding of Yorkshire
Band: E

clubleys.com

ENTRANCE HALL
10.28m x 1.18m widening to 2.53m x 2.69m (33'8" x 3'10" widening to 8'3" x 8'9")
Upvc front entrance door with window to the side elevation, wooden flooring, three further windows to the front elevation and ceiling coving.

DINING ROOM
5.00m x 3.02m (16'4" x 9'10")
Wooden flooring, radiator, Upvc double glazed window to the front elevation and recessed display arch and ceiling coving.

SITTING ROOM
6.38m x 4.77m (20'11" x 15'7")
Log and coal fire set in brick surround, wooden flooring, two double glazed windows to the front elevation, double glazed window to the rear elevation, two recessed display arches, two radiators and exposed beam to the ceiling and ceiling coving.

FITTED KITCHEN
3.66m x 3.49m (12'0" x 11'5")
Fitted with range of wall and floor units incorporating glass display cupboard, drawers and integrated fridge, along with Neff electric oven and Neff integrated dishwasher, working surfaces with built in Neff electric hob, stainless steel sink unit, tiled splashback and tiled flooring, windows to both side elevation, Upvc double glazed and one sealed unit window and ceiling coving.

UTILITY ROOM
2.19m x 1.68m (7'2" x 5'6")
Upvc door to rear garden, plumbing for washing machine, Upvc double glazed window to side, oil central heating boiler and tiled flooring

WC
1.70m x 1.16m (5'6" x 3'9")
Low flush WC, hand basin, tiled flooring, fitted cupboard, sealed unit window to the single glazed window to the side elevation.

MASTER BEDROOM
4.76m x 3.53m (15'7" x 11'6")
Fitted wardrobes and drawers, ceiling coving, wooden single glazed window to rear, radiator, door to conservatory, opening to wet room.

WET ROOM
2.83m x 1.40m (9'3" x 4'7")
Shower area with electric shower , low flush WC, hand basin set in vanity unit, heated ladder style towel radiator, tiled floor, ceiling coving, extractor fan.

CONSERVATORY
2.81m x 3.52m (9'2" x 11'6")
Upvc and brick construction, door to garden, wall light point and radiator.

BEDROOM TWO
3.49m x 2.91m (11'5" x 9'6")
Built in wardrobes, radiator and sealed unit window window to the rear elevation, ceiling coving.

EN-SUITE SHOWER ROOM
1.97m x 1.63m (6'5" x 5'4")
Fitted shower cubicle, low flush WC, sink, heated ladder style rail, wooden single glazed window to rear.

BEDROOM THREE
3.29m x 2.70m (10'9" x 8'10")
Fitted wardrobes, hand basin set in vanity unit, radiator and sealed unit window to the rear elevation, ceiling coving.

BEDROOM FOUR
3.49m x 2.20m (11'5" x 7'2")
Radiator, wooden single glazed window to rear, ceiling coving.

BATHROOM
1.96m x 1.63m (6'5" x 5'4")
Panelled bath with Electric Triton shower over and shower screen, low flush WC, sink set in vanity unit, tiled wall and floor and heated ladder style towel rail.

OUTSIDE
The front of the property is lawned with a shrub border. Vehicular access to the side accessed via electric gates.

GARDEN
The rear of the property is predominantly brick set for low maintenance and also offers ample parking. There are brick raised bed and a pergola across the pear of the property. Outside sockets, outside tap and Garden shed. Oil Tank.

DOUBLE GARAGE
6.09m x 4.70m (19'11" x 15'5")
Electric up and over door, power and light and personnel door to the side.

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SERVICES
Mains Water, electric and drainage. Oil central heating. Telephone connection subject to renewal by British Telecom.

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

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

ADDITIONAL INFORMATION



