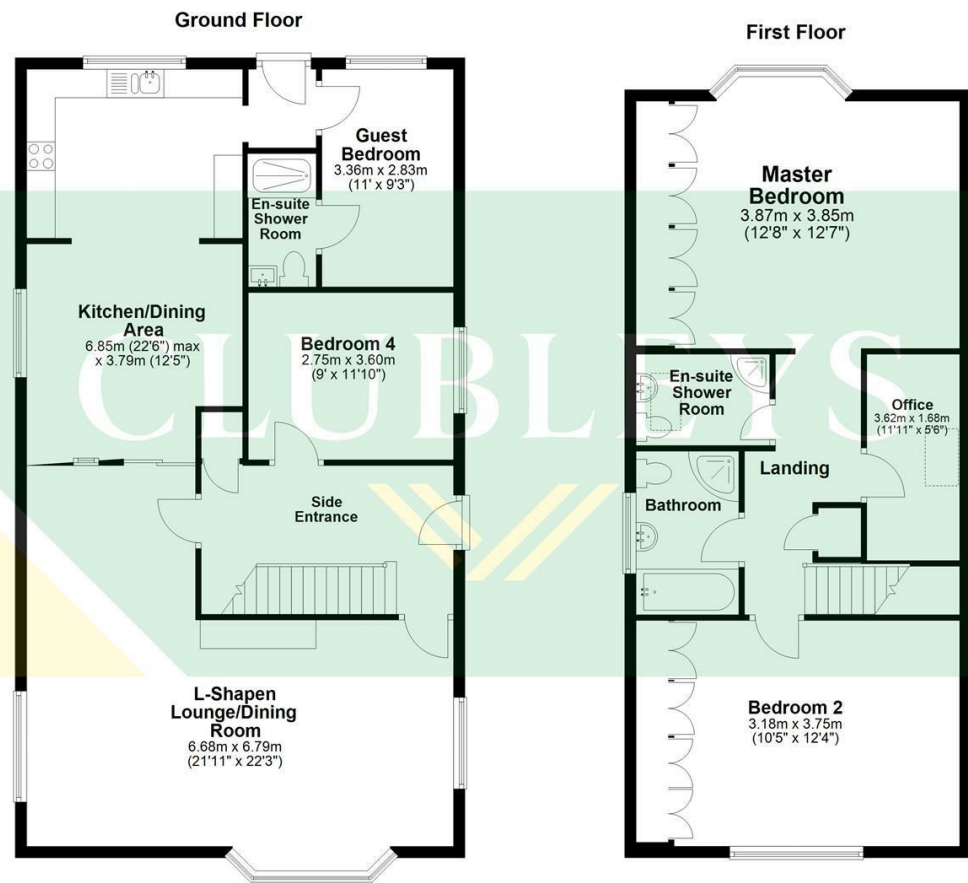




Stonewold, Worsendale Road,
Bishop Wilton, YO42 1ST
£460,000



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.



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 48 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

The sale of Stonewold offers the discerning buyer a rare opportunity to acquire an individual detached home extending to over 1,900 square feet of accommodation. Enjoying stunning open views to the front, the property is situated in the highly sought-after East Yorkshire village of Bishop Wilton, ranked fifth in The Times 2024 list of the most desirable places to live. Offering a vast amount of versatile accommodation, adaptable to suit a variety of needs, the property features a spacious L-shaped lounge/dining room with open fire, a separate reception room/fourth bedroom, a dining kitchen, and a further ground floor bedroom with en-suite shower room.

To the first floor are two bedrooms, including a generous principal bedroom with en-suite shower room, together with the house bathroom.

The property stands within a generous plot, offering ample off-street parking leading to a detached tandem garage measuring over 36 feet in length. The gardens enjoy a variety of established borders, creating an attractive outdoor setting.

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



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ENTRANCE HALL

Entered via a UPVC front entrance door, having a double radiator, laminate flooring, cupboard housing the boiler and stairs to the first floor accommodation.

BEDROOM/RECEPTION ROOM

2.75m x 3.60m (9'0" x 11'9")
Double glazed window to the front elevation and a radiator.

L-SHAPED LOUNGE/DINING ROOM

6.68m x 3.62m extending to 6.79m narrowing to 3.66m (21'10" x 11'10" extending to 22'3" narrowing to 12')
Open fireplace in feature surround, bay double glazed window to the front with countryside views, coving to the ceiling, radiator and double glazed window to the side elevation and open hatch facility.

KITCHEN/DINING AREA

6.85m x 3.79m (22'5" x 12'5")
Range of floor and wall cupboards, working surfaces incorporating one and a half sink unit, integrated appliances including electric oven, dishwasher, washing machine and a extractor fan. Tiled flooring, double radiator, feature beams, double glazed window to the rear and side elevation.

REAR ENTRANCE

1.19m x 1.38m (3'10" x 4'6")
Tiled flooring and UPVC rear side entrance door.

GUEST BEDROOM

2.28m x 3.32m (7'5" x 10'10")
Fitted wardrobes, double glazed window to the rear elevation and a radiator.

EN-SUITE SHOWER ROOM

1.15m x 2.33m (3'9" x 7'7")
Fitted suite comprising walk in shower, vanity hand basin, low flush WC, chrome radiator, fully tiled and recess lighting.

LANDING

Access to the loft and airing cupboard housing hot water cylinder.

BEDROOM

3.18m x 3.75m (10'5" x 12'3")
Fitted wardrobes, eaves storage, radiator and double glazed window to the front with countryside views.

OFFICE

3.62m x 1.68m (11'10" x 5'6")
Eaves storage, cupboard off, radiator and Velux window.

MASTER BEDROOM

3.84m x 3.88m (12'7" x 12'8")
Fitted wardrobes, dado rail, radiator and bay double glazed window to the rear elevation.

EN-SUITE SHOWER ROOM

2.70m x 1.60m (8'10" x 5'2")
Fitted suite comprising shower cubicle, pedestal hand basin, low flush WC, dado rail and Velux window.

BATHROOM

1.82m x 2.91m (5'11" x 9'6")
Fitted suite comprising Jacuzzi bath, vanity hand basin, low flush W with push button, shower cubicle, chrome radiator, extractor fan, fully tiled, and double glazed window to the side elevation.

OUTSIDE

Good sized rear garden, seating area, mainly laid to lawn, fenced, and two garden sheds.
Tarmac driveway with turning area, and countryside views to the front of the property.

TANDEN DOUBLE GARAGE

2.54m x 11.25m (8'3" x 36'10")
Having up and over door, with power and light, two personal side doors.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

Mains Water, Electricity and Drainage, telephone subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.

