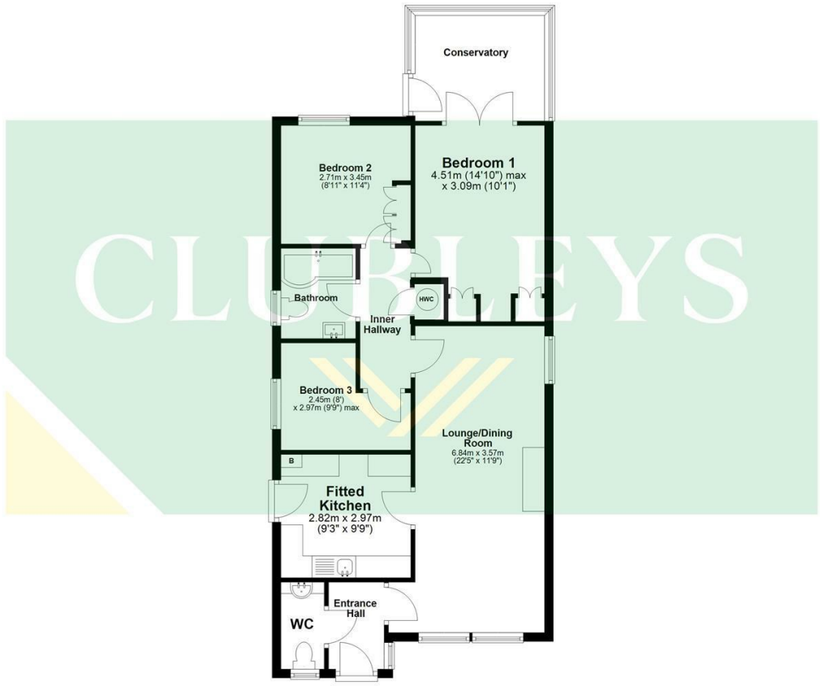
Ground Floor



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.

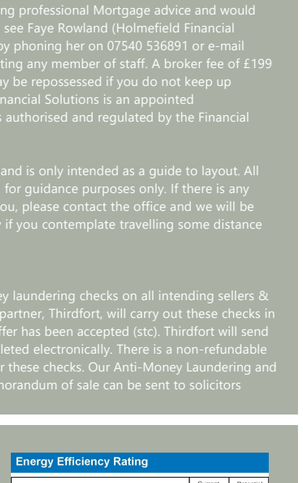
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

52 Market Place, Pocklington, York, YO42 2AH
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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.

53, Moorfield Way, Wilberfoss, YO41 5PN
£285,000







Looking for a spacious bungalow in a sought-after village? With three generous bedrooms, a conservatory and no onward chain, this could be the home you've been waiting for. Recently redecorated with new carpets throughout, this three-bedroom detached bungalow offers spacious, comfortable accommodation in a sought-after village location, with no onward chain.

The generous lounge/dining room features a gas fire, creating a cosy setting to relax, while the fitted kitchen offers practical storage and direct access outside. Three well-proportioned bedrooms provide flexibility, with the principal bedroom benefiting from fitted furniture and access to the conservatory. A family bathroom completes the accommodation. Outside, front and rear gardens are complemented by a driveway and garage.

Realistically priced to encourage an early sale, this is an opportunity worth exploring. Could this be the bungalow you've been searching for? Arrange your viewing today.

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

rightmove www.clubleys.com ZOOPLA

ENTRANCE HALL
1.27m x 1.98m (4'1" x 6'5")
Entered via front entrance door, radiator and opaque sealed unit to the front elevation.

CLOAKROOM/WC
0.99m x 1.99m (3'2" x 6'6")
Fitted suite comprising wash hand basin with mixer tap, low level WC, radiator and opaque sealed unit window to the front elevation.

LOUNGE/DINING ROOM
3.57m x 6.84m (11'8" x 22'5")
Two sealed unit window to the front elevation, two double radiators, further sealed unit to the side elevation, living flame gas fire in adam style surround and coving to ceiling.

FITTED KITCHEN
2.97m x 2.82m (9'8" x 9'3")
Fitted with floor and wall cupboards with working surfaces, stainless steel sink unit with mixer tap, freestanding electric cooker, wall mounted gas central heating boiler, plumbing for washing machine and dishwasher, space for under counter fridge, double glazed window to the side elevation and side external door.

INNER HALLWAY
Access to the loft and airing cupboard with hot water cylinder.

BEDROOM ONE
3.09m x 4.51m (10'1" x 14'9")
Fitted wardrobes and radiator. Doors to;

CONSERVATORY
Brick and UPVC construction and tiled flooring.

BEDROOM TWO
2.71m x 3.45m (8'10" x 11'3")
Double glazed window to the rear elevation, radiator and fitted wardrobes.

BEDROOM THREE
2.42m x 2.98m (7'11" x 9'9")
Sealed unit window to the side elevation, radiator and fitted wardrobes.

FAMILY BATHROOM
Fitted white suite comprising bath with shower over, side screen, low level WC, vanity wash hand basin, tall radiator, extractor fan, recess lighting, shaver point and a opaque sealed unit window to the side elevation.

SEMI-DETACHED GARAGE
Up and over garage door, with power and light is connected.

OUTSIDE
Low maintenance garden, with patio seating area, mainly laid to lawn which is fully enclosed.
Driveway to the front of the property.

ADDITIONAL INFORMATION
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

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

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

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

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