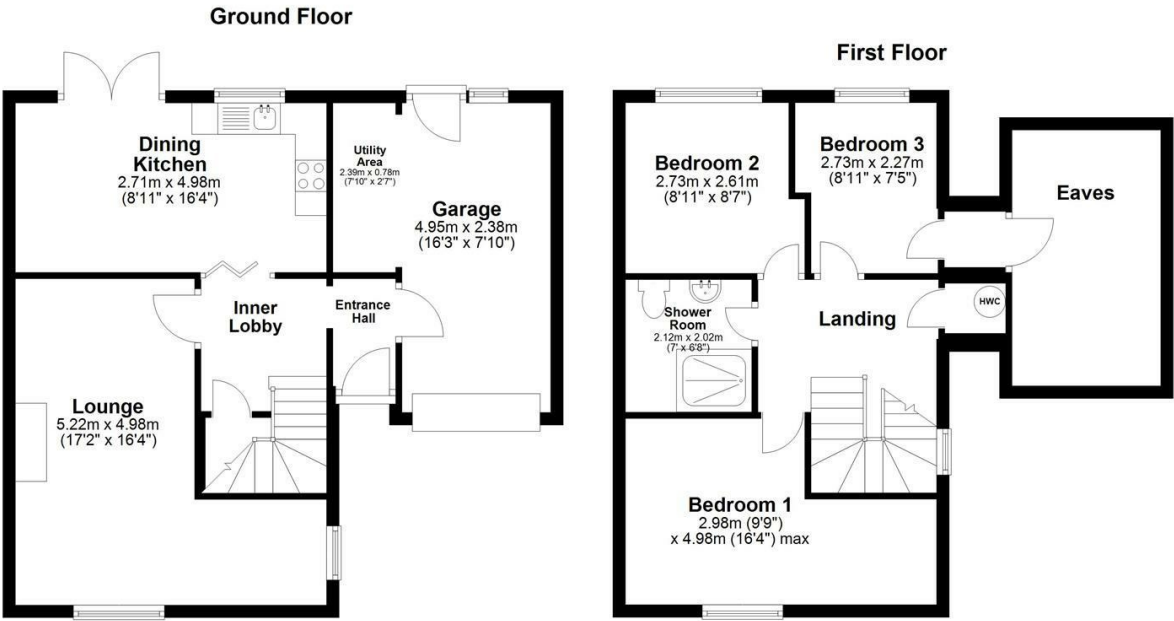




April Cottage, Worsendale Road,
Bishop Wilton, YO42 1ST
£305,000



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 (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfiefieldsolutions.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. Holmfiefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

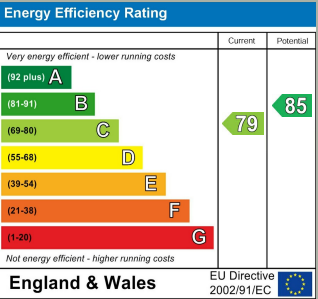
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information,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



Nestled on the outskirts of this charming Wolds village, this semi detached house boasts an enviable location with open views to the front. This desirable property is offered with no chain and features an entrance hall, an L-shaped lounge with stunning front-facing views and a spacious dining kitchen. Upstairs the first floor comprises three bedrooms and modern shower room. There is a useful garage/utility with convenient parking to the front. The property also benefits from a fully enclosed rear garden providing privacy and security along with a rear access gate for added convenience. The village features traditional stone cottages, a historic church, public house, popular village community shop, village hall and primary school which is well-regarded and accommodates children from ages 4-11. In September 2024 Bishop Wilton came in 5th on the list of 20 desirable area's to move to by The Times. Properties in this price range rarely become available in such a sought-after village making this a fantastic opportunity. This property is Freehold. East Riding of Yorkshire Council - Council Tax Band C.



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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.



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ENTRANCE HALL

Entered via UPVC front entrance door.
Opening to:

INNER LOBBY

1.70m x 3.12m max (5'6" x 10'2" max)
Having double radiator, stairs to the first floor
accommodation with under stairs cupboard.

ATTACHED GARAGE

4.95m x 2.38m (16'2" x 7'9")
Double glazed window to the rear elevation, rear
personal door, up and over door.

UTILITY AREA

2.38m x 0.79m (7'9" x 2'7")
Plumbing for washing machine and cold water tap.

DINING KITCHEN

4.98m x 2.71m (16'4" x 8'10")
Fitted with a matching arrangement of Floor and wall
cupboards with working surfaces incorporating
ceramic sink unit with mixer tap, hob, integrated
appliances including fridge/freezer, dishwasher,
microwave and oven, double radiator, double doors to
the rear elevation and double glazed window to the
rear elevation.

LOUNGE

5.22m x 2.87m extending to 4.97m (17'1" x 9'4"
extending to 16'3")
Open fireplace, coving to ceiling, spot lighting,
radiator, double glazed window to the side and double
glazed window to the front elevation with views
overlooking open fields.

LANDING

Double glazed window to the side elevation, cupboard
measuring (1.04m x 1.90m) with shelving housing hot
water cylinder, access to the loft which is part
boarded and has light.

BEDROOM ONE

3.00m x 4.96m narrowing to 3.14m (9'10" x 16'3"
narrowing to 10'3")
Radiator and double glazed window to the front
elevation with views.

BEDROOM TWO

2.72m x 2.66m (8'11" x 8'8")
Double glazed window to the rear elevation and
radiator.

BEDROOM THREE

2.70m x 2.14m (8'10" x 7'0")
Double glazed window to the rear elevation, radiator
and eaves storage.

SHOWER ROOM

2.09m x 2.03m (6'10" x 6'7")
Fitted suite comprising walk in shower, low flush WC,
hand basin in vanity unit and radiator.

OUTSIDE

Fully enclosed rear garden which is mainly astro
turfed with plant borders, patio seating area, coal
bunker, oil tank, log store and rear access gate.
To the front of the property is a blocked paved
driveway leading to the garage providing off street
parking.

ADDITIONAL INFORMATION

There are solar panels to the property.

APPLIANCES

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

SERVICES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax C.

