

3, Jubilee Close,
Shiptonthorpe, YO43 3QR
£420,000



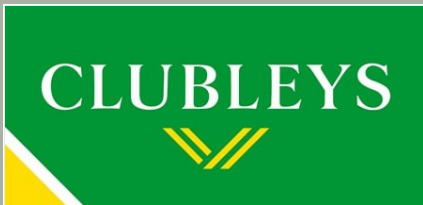
ABOUT THE PROPERTY

**** VIRTUAL TOUR AVAILABLE **** This impressive four-bedroom detached family home, set within the village, showcases generous living space with three reception rooms and two en-suite bedrooms. A spacious entrance hall leads to the bright dining room, cosy snug, convenient WC, well-fitted kitchen, and a superb sitting room overlooking the rear garden. Upstairs offers four well-proportioned bedrooms, two with en-suites, plus a modern family bathroom. Outside, the rear garden features decked, paved, and gravelled areas with secure fencing, while the front provides a flower bed garden, central pathway, and a block-paved driveway leading to the integral garage, making this an exceptional home for modern family living.

Tenure: Freehold. East Riding of Yorkshire Council BAND: F.







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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate wood flooring, ceiling coving, radiator, stairs to first floor, cupboard under.

SNUG

2.24m x 2.61m (7'4" x 8'6")

Luxury vinyl tiles flooring, ceiling coving, radiator.

W.C.

Two piece suite comprising low flush W.C., wash hand basin, tiled floor, radiator, cupboard, plumbing for automatic washing machine and drier.

KITCHEN

5.82m x 2.58m (19'1" x 8'5")

Fitted with a range of wall and base units comprising work surfaces, eye level double oven, gas hob, extractor hood over, 1.5 bowl stainless steel sink unit, plumbing for dishwasher, plumbing for automatic washer, part tiled walls, ceiling coving, recessed ceiling lights, Amtico flooring, radiator.

DINING AREA

3.99m x 3.44m (13'1" x 11'3")

Laminate wood flooring, radiator, French doors to garden, radiator, door to garage.

SITTING ROOM

5.10m x 4.20m (16'8" x 13'9")

Composite fireplace, Amtico flooring, ceiling coving, 2 radiators, PVC french doors to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, airing cupboard housing hot water cylinder, ceiling coving, radiator.

BEDROOM ONE

5.62m max x 5.45m (18'5" max x 17'10")

T.V. aerial point, ceiling coving, radiator.

EN-SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin, part tiled walls, tiled floor, chrome heated towel rail, recessed ceiling lights, extractor.

BEDROOM TWO

5.10m x 4.89m max (16'8" x 16'0" max)

Fitted cupboard, ceiling coving, two radiators.

EN-SUITE

Three piece suite comprising step in shower cubicle, pedestal wash hand basin, low flush W.C., part tiled walls, recessed ceiling lights, extractor, radiator.

BEDROOM THREE

5.61m max x 3.83m (18'4" max x 12'6")

Ceiling coving, two radiators.

BEDROOM FOUR

3.90m x 2.61m (12'9" x 8'6")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, low flush W.C., pedestal wash hand basin, part tiled walls, recessed ceiling lights, extractor, radiator.

OUTSIDE

Outside, the property boasts a beautifully arranged rear garden with decked, paved, and gravelled areas, secure fence boundaries, and the added benefit of a charming summer house, perfect for relaxing or additional storage. The front of the home features an attractive flower bed garden, a central pathway, and a block-paved driveway leading to the integral garage.

GARAGE

Up and over door, power and light, boiler.

ADDITIONAL INFORMATION

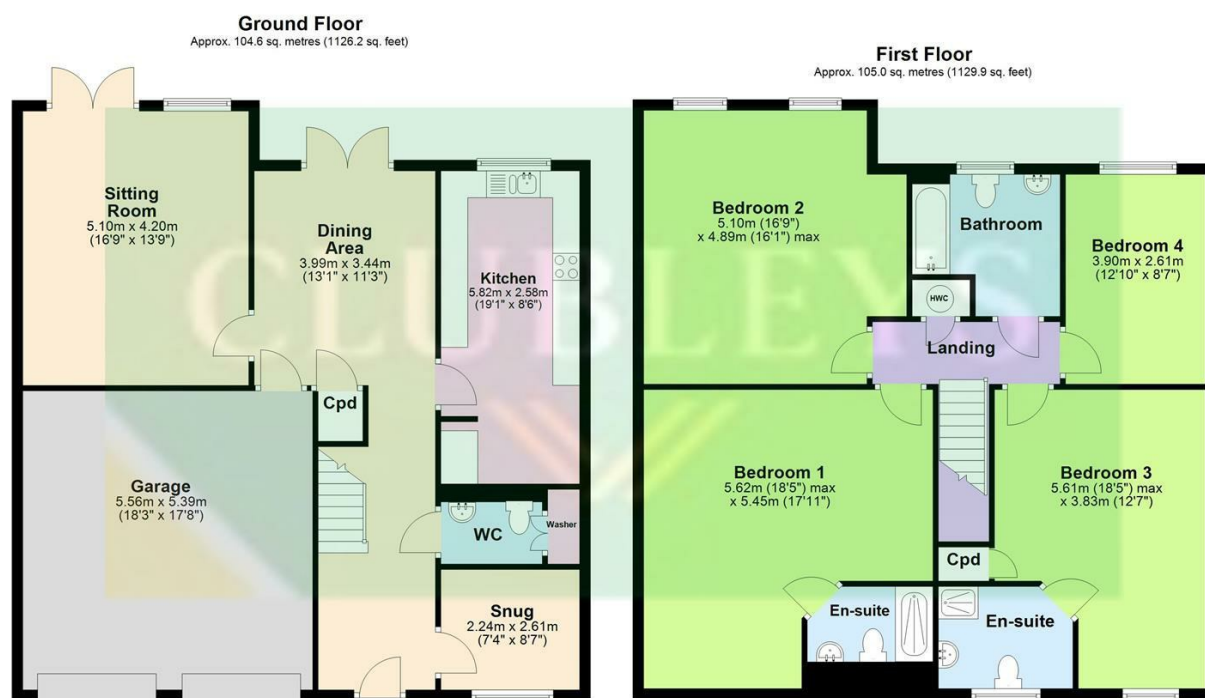
SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.





Total area: approx. 209.6 sq. metres (2256.1 sq. feet)

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.

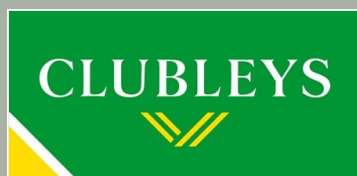
MORTGAGES

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.

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	85
(55-68) D		
(39-54) E		
(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.