



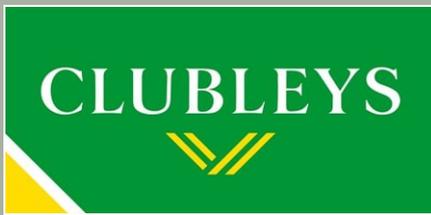
Hedgeleigh, Station Road,  
Foggathorpe, YO8 6PS  
£375,000



This immaculately presented four bedroom detached bungalow is a true credit to it's current owners. With quality fixtures and fittings throughout this spacious home will not fail to impress.

The entrance hall welcomes you and leads off to the stylish kitchen and beyond to the dining area. The sitting room is situated to the rear of the property benefitting from french doors onto the rear garden boasting beautiful open views.

There are four bedrooms, two with en suites and a family bathroom serves the other two bedrooms. Outside there is a substantial driveway to the front with gravelled area. The enclosed rear garden has picturesque open views with a delightful decked area and summer house to enjoy it in. Viewing is highly recommended to appreciate the quality of the accommodation on offer.



Tenure: Freehold  
East Riding of Yorkshire  
BAND: D

Foggathorpe is a small, rural village approximately 8 miles from the market town of Selby and approximately 2 miles from the village of Holme on Spalding Moor where a range of local amenities are available. Foggathorpe is ideally located for access into a number of nearby villages and towns, including, Selby, York, Hull, Howden, Bubwith and Holme on Spalding Moor, as well as for access onto the M62 motorway network.

#### Entrance Hall

Entrance door, radiator with cover, ceiling coving, sun tunnel, access to roof space (partially boarded, light and ladder), fitted cupboard.

#### Kitchen

2.75m x 3.45m (9'0" x 11'4")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, eye level double oven, ceramic hob with extractor hood over, integrated fridge, integrated dishwasher, Karndean flooring, ceiling coving, recessed ceiling lights, open plan to...

#### Dining Area

3.00m x 3.45m (9'10" x 11'4")

Karndean flooring, vertical radiator, ceiling coving, access to the utility, open plan to...

#### Utility

5.41m x 2.67m (17'9" x 8'9")

Window to front, Storage cupboard, four double doors, door to:

#### Sitting Room

5.57m x 3.90m (18'3" x 12'10")

Laminate flooring, TV aerial point, two velux windows, two vertical radiators, Pvc French doors leading to the rear garden, double doors having access to the office.

#### Office

4.43m x 2.68m (14'6" x 8'10")

Radiator, laminate flooring, Pvc French doors leading to the garden.

#### Bedroom 1

4.30m x 3.46m (14'1" x 11'4")

Radiator.

#### En-suite

Three piece white suite comprising low flush WC, wash hand basin with cupboard under, step in shower cubicle, part tiled walls, heated towel rail.

#### Bedroom 2

4.15m x 3.47m (13'7" x 11'5")

TV aerial point, radiator.

#### En-suite

Three piece suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin with tiled splash back, laminate flooring, ceiling coving, extractor fan, heated towel rail.

#### Bedroom 3

2.91m x 3.46m (9'7" x 11'4")

Radiator.

#### Bedroom 4

2.37m x 2.46m (7'9" x 8'1")

Radiator.

#### Bathroom

Three piece white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low flush WC, part tiled walls.

#### Outside

Outside there is a substantial driveway to the front with gravelled area. The enclosed rear garden has picturesque open views with a delightful decked area and summer house to enjoy it in.

#### Additional information

#### Services

Mains water, oil, electricity and drainage.

#### Appliances

No appliances have been tested by the agent.





**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

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

**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.

**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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		<b>62</b>	<b>74</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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.