

9, Hudson Terrace,
Bainton, YO25 9NH
Offers In The Region Of £160,000



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

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.

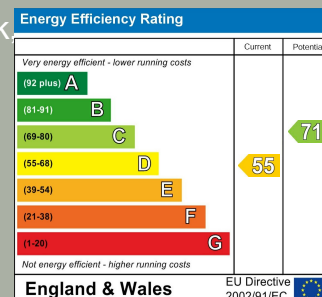
MORTGAGES

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.



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@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.

Nestled away in the Yorkshire village of Bainton, this charming two bedroom cottage offers wonderful character arranged over two floors. The entrance to the property has a wonderful tucked away feel to it, as you enter into the hallway and into the delightful country kitchen. The separate lounge with cosy multi fuel stove is the perfect setting for warming through in the winter months. Upstairs the master bedroom benefits from it's own en-suite. The second bedroom to the front aspect neighbors the family bathroom. Outside access via the little track is a separate enclosed sunny garden offering a generous space for the new owners to put their own stamp on it. Viewing is highly recommended to appreciate the quaint country feel of this captivating little cottage.

rightmove

www.clubleys.com

OnTheMarket.com

LOCATION

Bainton is an unspoilt village with excellent community spirit and is well located for access to a number of market towns including Market Weighton, Pocklington, Driffild and Beverley.

THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Wooden entrance door, tiled floor, recessed ceiling lights.

KITCHEN

3.91 x 3.25 max (12'9" x 10'7" max)
Fitted with a range of wall and floor units, incorporating work surfaces, white ceramic sink unit, electric oven and hob with extractor hood, recessed ceiling lights, exposed beams, understairs shelved cupboard with plumbing for automatic washing machine, integral refrigerator and freezer, integral dishwasher, wall mounted electric heater, extractor fan, TV aerial point, laminate flooring, recessed ceiling lights.

SITTING ROOM

4.02 x 3.47 (13'2" x 11'4")
Multi fuel stove set on a stone hearth with wooden mantle, TV aerial point, telephone point. wall mounted electric heater, laminate flooring, decorative beams.

INNER HALL

Staircase to first floor.

LANDING**BEDROOM ONE**

3.25 max x 3.76 (10'7" max x 12'4")
Wall mounted electric heater, recessed ceiling lights, built in cupboard with shelves and hanging rail, access to loft space, TV aerial point.

EN SUITE SHOWER ROOM

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin, tiled floor, partially tiled walls, extractor fan.

BEDROOM TWO

4.02 x 2.71 (13'2" x 8'11")
Recessed ceiling lights, wall mounted electric heater, access to loft space.

BATHROOM

Three piece white suite comprising panelled bath with

shower over and shower screen, pedestal wash hand basin, low flush WC, chrome ladder towel rail, tiled floor, partially tiled walls, airing cupboard housing hot water cylinder, recessed ceiling lights, extractor fan.

OUTSIDE

Detached from the property is a lawned garden with paved patio area, gravelled pathway and garden shed with power and light. Fence and hedge boundaries. Gated access.

ADDITIONAL INFORMATION**SERVICES**

Mains water, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

