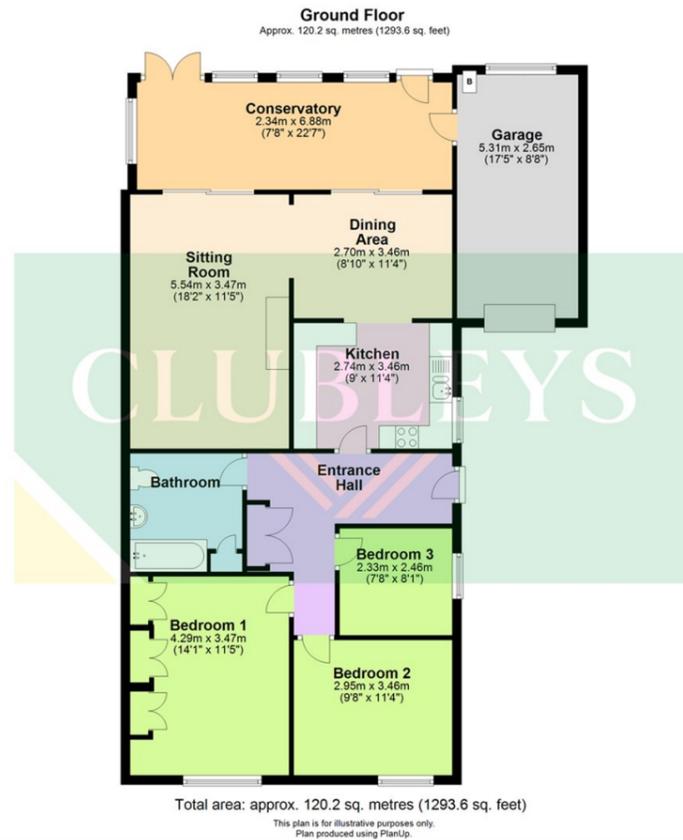




Moorgarth, Station Road,
Foggathorpe, YO8 6PS
£335,000



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

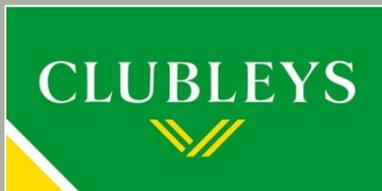
FREE VALUATIONS FOR SALE

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		48	
(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.

Positioned in the village of Foggathorpe, this three bedroom true bungalow offers well appointed accommodation with stunning open views to the rear. The entrance hall perfectly separates the three bedrooms and family bathroom to the front aspect, from the social spaces to the rear of the property. The kitchen has been beautifully designed and is open to the modern dining area and onto the sitting room. A good sized, bright and airy conservatory spans the rear of the property overlooking the generous garden. The utility, formerly the garage, is accessed off the conservatory. The outside space provides a wonderful patio area perfect for al fresco dining and socialising in the summer months, surrounded by mature shrubs and hedges. To the front of the property is a good sized driveway alongside a further lawned area. East Riding of Yorkshire Council Band D. Tenure: Freehold.



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LOCATION

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.

THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Pvc side entrance door, radiator, ceiling coving, wood flooring, fitted cupboard, access to loft space.

KITCHEN

2.74m x 3.46m (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, plumbing for dishwasher, laminate flooring, recessed ceiling lights, open plan to...

DINING AREA

2.70m x 3.46m (8'10" x 11'4")

Radiator, ceiling coving, recessed ceiling lights, patio doors to the conservatory, open plan to...

SITTING ROOM

5.54m x 3.47m (18'2" x 11'5")

Wood flooring, open fire with marble inset and hearth, three radiators, ceiling coving, recessed ceiling lights, TV aerial point, patio doors leading to the conservatory.

CONSERVATORY

Pvc windows to two sides and door leading to the garden. Internal door to the utility.

BEDROOM 1

4.29m x 3.47m (14'1" x 11'5")

Radiator, ceiling coving, recessed ceiling lights, fitted wardrobe to one wall.

BEDROOM 2

2.95m x 3.46m (9'8" x 11'4")

Wood flooring, ceiling coving, radiator.

BEDROOM 3

2.33m x 2.46m (7'8" x 8'1")

Radiator, ceiling coving.

BATHROOM

Three piece white suite comprising panelled bath with mixer tap shower attachment, pedestal wash hand basin, low flush WC, fitted cupboard housing hot water cylinder, tiled floor, part tiled walls, radiator, extractor fan.

UTILITY/FORMER GARAGE

Floor standing oil fired central heating boiler, laminate flooring, plumbing for automatic washer.

OUTSIDE

The outside space provides a wonderful patio area perfect for al fresco dining and socialising in the summer months, surrounded by mature shrubs and hedges and open views. To the front of the property is a good sized driveway alongside a further lawned area.

ADDITIONAL INFORMATION**SERVICES**

Mains water, oil, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

