



Sycamore House, York Road,  
Shiptonthorpe, YO43 3PG  
£350,000



## ABOUT THE PROPERTY

---

A charming detached double-fronted family home offering spacious and versatile accommodation throughout. The property comprises an entrance hall, a comfortable sitting room, a substantial lounge through diner ideal for both everyday living and entertaining, and a generously sized kitchen with ample storage. To the first floor are four well-proportioned bedrooms, two of which enjoy direct access to a balcony overlooking the rear garden, together with a family bathroom. Outside, the rear garden is mainly laid to lawn and bordered by mature trees and established shrubs, with fenced boundaries, a paved seating area and garden pond, while a gated gravelled driveway to the side provides ample parking and leads to a detached double garage. Offering excellent potential for a purchaser to update and personalise.

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







## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

PVC front entrance door, stairs to first floor.

### SITTING ROOM

3.66m x 3.66m (12'0" x 12'0")

Coal effect gas fire with brick fireplace, hearth and surround, ceiling coving, radiator.

### LOUNGE

6.24m x 4.56m (20'5" x 14'11")

Two brick fireplaces (currently capped off), understairs cupboard, two radiators.

### DINING AREA

3.60m x 4.13m (11'9" x 13'6")

PVC french doors to rear, ceiling coving, radiator.

### KITCHEN

6.27m x 4.23m (20'6" x 13'10")

Fitted with a range of wall and base units comprising work surfaces, double bowl stainless steel sink unit, eye level double oven, hob, space for free standing gas hob, extractor hood over, shelved island unit, plumbing for automatic washing machine and dishwasher, tiled walls, tiled floor, ceiling coving, wall mounted gas fired central heating boiler, Breakfast Bar (opens to Lounge), radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

Ceiling coving.

### BEDROOM ONE

6.23m max x 4.45m (20'5" max x 14'7")

Fitted wardrobes, two radiators, PVC door to balcony.

### BEDROOM TWO

3.28m x 4.10m (10'9" x 13'5")

PVC door to balcony, radiator.

### BEDROOM THREE

3.68m x 3.79m (12'0" x 12'5")

Fitted cupboard, radiator.

### BEDROOM FOUR

3.66m x 3.66m (12'0" x 12'0")

Radiator.

### BATHROOM

Four piece suite comprising step in shower cubicle, bath, wash hand basin, low flush W.C., part tiled

walls, recessed ceiling lights, chrome heated towel rail, under floor heating.

### OUTSIDE

Outside, there is a generous rear garden mainly laid to lawn with mature trees and shrubs, a paved seating area, and a garden pond. The garden is fully enclosed for privacy.

A gated gravelled driveway provides ample parking and leads to a detached double garage.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, gas, electricity and drainage.

#### APPLIANCES

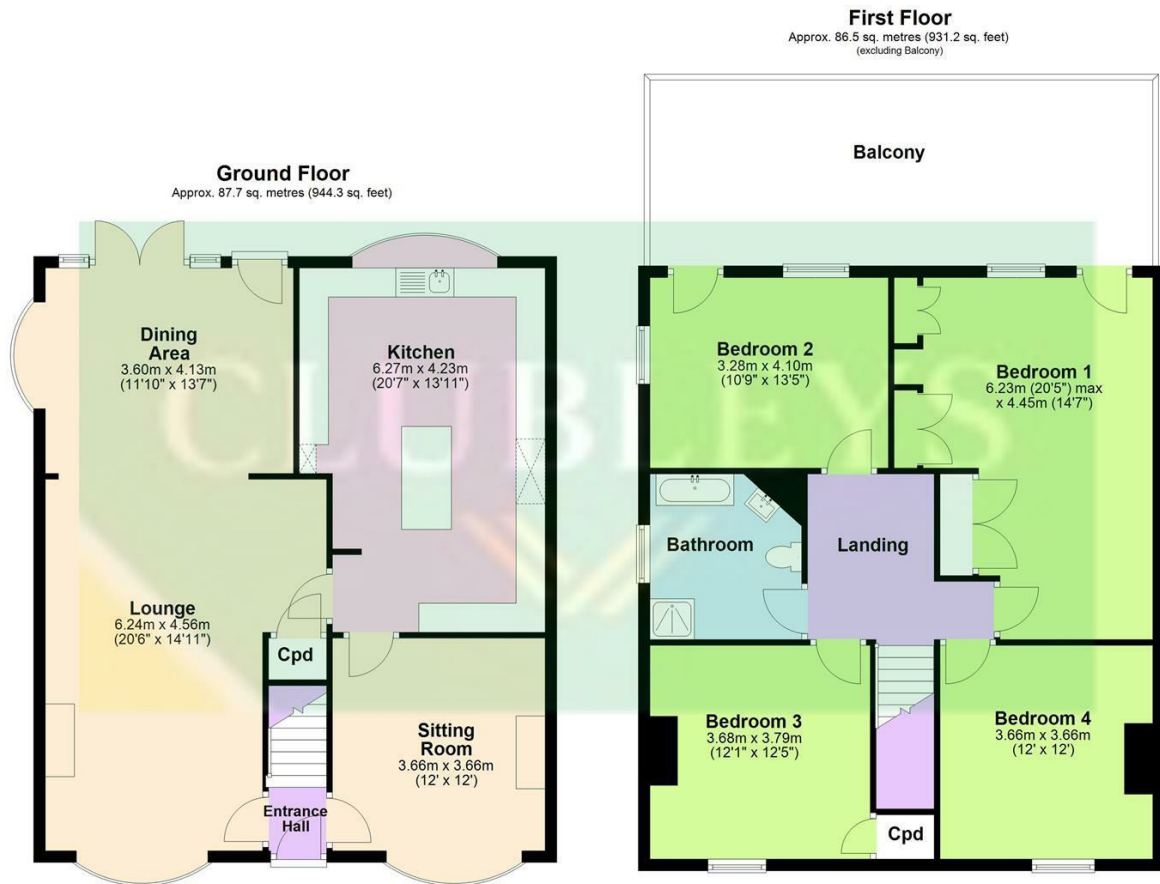
No appliances have been tested by the agent.

#### DETACHED GARAGE

5.71m x 5.31m (18'8" x 17'5")

Up and over door, power and light.





Total area: approx. 174.2 sq. metres (1875.5 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.

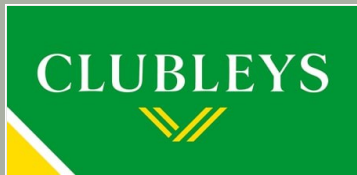
**MORTGAGES**

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](mailto: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.



60 - 64 Market Place, Market  
 Weighton, York, YO43 3AL  
 01430 874000  
[mw@clubleys.com](mailto:mw@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	63	
(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.