



8, Station Road,  
Foggathorpe, YO8 6PU  
£205,000



Total area: approx. 94.5 sq. metres (1017.0 sq. feet)

**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

**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.

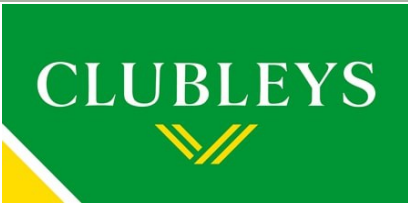
**MATERIAL INFORMATION**

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.

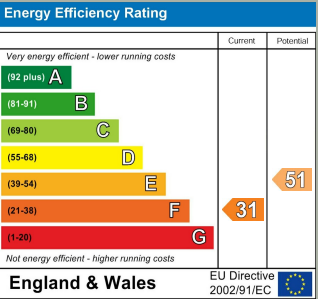
**MORTGAGES**

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.



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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.



A beautifully presented three-bedroom semi-detached family home, set on a generous plot and offered with no onward chain. The property features a spacious entrance hall leading to two reception rooms, including a sitting room with a multifuel stove, a dining room, and a well-appointed kitchen. Upstairs there are three comfortable bedrooms and a modern family bathroom. Neutral décor throughout ensures a move-in ready feel. Outside, the rear garden offers a low-maintenance gravelled area, gated access to a mainly lawned garden with fenced boundaries, a shed, two outside stores, and an outside WC. The front is gravelled, providing ample off-road parking, and is bordered by attractive hedging. Tenure: Freehold. East Riding of Yorkshire Council BAND: B.



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THE ACCOMODATION COMPRISES

ENTERANCE HALL

Radiator, stairs leading to first floor.

SITTING ROOM

4.85m x 3.36m (15'10" x 11'0" )  
Radiator and feature multi-fuel stove set on a slate hearth, laminate flooring.

DINING ROOM

2.98m x 3.35m (9'9" x 10'11" )  
Radiator, laminate flooring.

KITCHEN

3.71m x 2.10m (12'2" x 6'10" )  
Fitted with a range of wall and base units with work surfaces, a stainless steel single drainer sink unit, part-tiled walls, a radiator, an extractor fan, and a rear entrance door.

FIRST FLOOR ACCOMODATION

BEDROOM ONE

4.16m x 3.35m (13'7" x 10'11" )  
Radiator, fitted cupboard.

BEDROOM TWO

3.68m x 3.34m (12'0" x 10'11" )  
Radiator.

BEDROOM THREE

3.17m x 2.16m (10'4" x 7'1" )  
Radiator, fitted cupboard. laminate flooring.

BATHROOM

2.13m x 1.90 (6'11" x 6'2")  
Three-piece white suite comprising a low flush WC, sink with cupboard under, panelled bath with shower over and shower screen, part tiled walls, radiator, and extractor fan.

OUTSIDE

Outside, the rear garden offers a low-maintenance gravelled area, gated access to a mainly lawned garden with fenced boundaries, a shed, two outside stores, and an outside WC. The front is gravelled, providing ample off-road parking, and is bordered by attractive hedging.

OUTSIDE STORE

Two outside stores, one of which houses the oil-fired central heating boiler, a ceramic Belfast sink unit, power and lighting.

OUTSIDE WC

Low flush WC.

ADDITIONAL INFORMATION

The property was originally an Airey construction and has since been upgraded. However, as it is of non-standard construction, the number of lenders available to provide a mortgage may be reduced.

SERVICES

Mains water, oil heating, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

