

CLUBLEYS



Harwood Cottage, Town Street,
Shiptonthorpe, YO43 3PA
Offers Over £400,000



ABOUT THE PROPERTY

Harwood Cottage is an elegant detached former farmhouse originally dating back to the 1640's, it has been sympathetically refurbished yet still retaining many original features.

Standing proudly among similar attractive homes in the pretty village of Shiptonthorpe.

The cottage opens to the front into an entrance hallway off which are the principal reception rooms. The Sitting Room is a wonderful space to relax and unwind from the working day. The Dining Room is a good size ideal for socializing and entertaining.

The farmhouse style kitchen boasts a series of matching wall and base units with integral appliances including dishwasher, fridge, freezer and electric range. Immediately off the kitchen is a handy utility room/front entrance with provision for a washing machine.

Stairs from the rear hallway lead to a spacious first floor landing, the master bedroom having a wonderful en-suite shower room, three further bedrooms and shower room.

Externally to the front is semi detached garage providing parking for several cars.

Attractive south facing garden complete with summer house.

In summary a truly fabulous cottage, idyllically situated in a sought after village.

We urge you to view.







ENTRANCE HALLWAY

1.46m x 1.21m (4'9" x 3'11")

A most welcoming entrance into this splendid home having a composite front entrance door with karndean flooring.

DINING ROOM

3.71m x 3.24m (12'2" x 10'7")

A wonderful dining room ideal for entertaining and socialising having a sliding sash double glazed window to front elevation with fitted shutters, radiator, karndean flooring, mock beams, fireplace with brick surround (the fireplace has been capped) and fitted shelving.

SITTING ROOM

5.72m x 3.96m (18'9" x 12'11")

A wonderful cosy room having Sliding sash double glazed window to the front elevation with fitted shutters, karndean flooring, mock beams, three wall light points, open fireplace in brick surround and radiator.

FITTED KITCHEN

5.83m x 2.87m (19'1" x 9'4")

Fitted with a matching arrangement of floor and wall cupboards with butcher block worktops, ceramic sink unit with mixer tap, built in range, built in dishwasher, fridge and freezer, beams, radiator, laminate flooring and wall mounted Ideal gas boiler in concealed cupboard.

SIDE ENTRANCE

1.45m x 5.31m (4'9" x 17'5")

Plumbing for automatic washing machine, stainless steel sink unit, laminate flooring and front door leading to;

REAR HALLWAY

1.86m x 4.94m (6'1" x 16'2")

Stairs to the first floor accommodation, opaque double glazed window to rear elevation and radiator.

LANDING

3.95m x 2.62m (12'11" x 8'7")

Access to loft.

MASTER BEDROOM

3.38m x 3.21m (11'1" x 10'6")

Sliding sash window to the front elevation, fitted shutters and radiator.

EN-SUITE BATHROOM

2.92m x 2.28m (9'6" x 7'5")

Fitted suite panelled bath with Redring shower, pedestal hand basin, radiator, low flush WC, radiator and opaque double glazed window to side elevation.

BEDROOM TWO

3.09m x 3.98m (10'1" x 13'0")

Sliding sash double glazed window to the front elevation, fitted shutters and radiator.

BEDROOM THREE

3.01m x 3.89m (9'10" x 12'9")

Sliding sash double glazed window to front elevation, fitted shutters and radiator.

BEDROOM FOUR

3.94m x 2.58m (12'11" x 8'5")

Sliding sash double glazed window to front elevation, shutters and radiator.

SHOWER ROOM

2.17m x 2.27m (7'1" x 7'5")

Modern fitted shower comprising extra sized shower cubicle, low flush WC, pedestal hand basin, chrome radiator and fully tiled.

SEMI DETACHED GARAGE

2.56m x 5.35m (8'4" x 17'6")

Up and over garage door, power and light.
Parking to the front.

OUTSIDE

A wonderful south facing garden to the front with brick boundary, the garden is a real oasis, very tranquil place to relax and unwind.

There is a wonderful addition to the garden with a lovely summer house.

There is also a useful log store.

LOCATION

Shiptonthorpe is conveniently situated on the A1079 between York and Hull, and has a wonderful community spirit with regular events taking place in the village hall. There is a selection of village amenities including a bowling club, a church, 24 hour garage with a mini-supermarket, a garden centre with restaurant and coffee shop and two further restaurants and an excellent regular bus service. Ideally located for access to Market Weighton, Pocklington, Beverley, Hull (2017 city of culture), historic City of York and the Coast.

Popular surrounding areas of interest include Bempton Cliffs, Burnby Hall and Gardens, Castle Howard, Sledmere House, Whitby and Bridlington. Situated on the doorstep of the Yorkshire Wolds which present amazing landscapes for walkers and cyclists along the 79 mile way.

COUNCIL TAX

East Riding Of Yorkshire Council - Council Tax Band E



Ground Floor



First Floor



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
(81-91)	B		
(69-80)	C		
(55-68)	D		52
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.