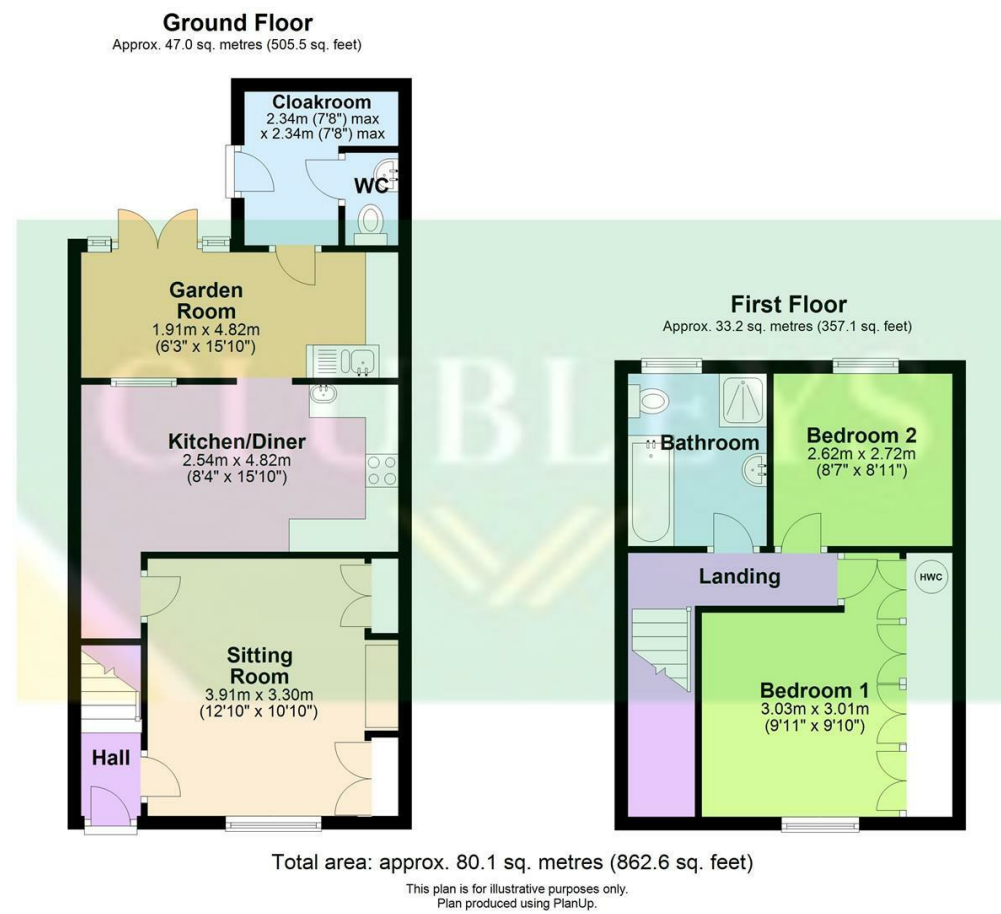




3, Rooks Cottages,  
North Cliffe, YO43 4UZ  
Offers Over £250,000



**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

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

Set against open countryside and dating back to the 1840s, this beautifully presented cottage offers a rare blend of period character, practical living and outdoor space. The cosy sitting room centres around a multifuel stove, while the kitchen diner flows seamlessly into a light-filled garden room with French doors opening onto the cottage garden, creating a wonderful connection between inside and out.

Upstairs, two generous bedrooms are complemented by a spacious bathroom with both bath and separate shower. Outside, the charming gardens provide space to relax, entertain and enjoy the surrounding views, with a summer house, timber garage and additional garden area accessed via gated rear access.

Rich in character yet perfectly suited to modern living, this is a home that feels both peaceful and effortlessly welcoming.

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



[www.clubleys.com](http://www.clubleys.com)



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, laminate wood flooring, stairs to first floor.

### SITTING ROOM

3.91m x 3.30m (12'9" x 10'9")

Multi fuel stove, tiled hearth, wood surround and mantle, alcoves to side, shelved and cupboards under, ceiling rose, laminate wood flooring, radiator.

### KITCHEN DINER

2.54m x 4.82m (8'3" x 15'9")

Fitted with a range of wall and base units comprising work surfaces, extractor hood, tiled floor, radiator, archway to Garden Room.

### GARDEN ROOM

1.91m x 4.82m (6'3" x 15'9")

Fitted wall and base units comprising 1.5 bowl stainless steel sink unit, plumbing for automatic washing machine, tiled floor, radiator, PVC French doors to garden.

### CLOAKROOM

2.34m max x 2.34m max (7'8" max x 7'8" max)

Area for coats and shoes, PVC doors to garden.

### W.C.

Two piece suite comprising low flush W.C., wash hand basin, tiled splashback, radiator, extractor.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft space.

### BEDROOM ONE

3.03m x 3.01m (9'11" x 9'10")

Fitted wardrobes to one wall, one housing hot water cylinder, radiator.

### BEDROOM TWO

2.62m x 2.72m (8'7" x 8'11")

Radiator.

### BATHROOM

Three piece suite comprising panelled bath, step in shower cubicle, low flush W.C., wash hand basin, part tiled walls, vertical heated towel rail.

## OUTSIDE

The cottage enjoys charming and well-kept gardens to both front and rear, with the front garden lawned with various shrubs and flowers and gated access. To the rear is a private cottage garden with a summer house, while gated access leads to a further garden area with a timber garage and open views across surrounding fields, adding to the peaceful countryside feel.

## ADDITIONAL INFORMATION

The septic tank on the right as you look at the cottage, just before the rear access lane. Shared with 4 cottages.

## SERVICES

Mains water and electricity. The property has solid fuel heating and septic tank drainage.

## APPLIANCES

No Appliances have been tested by the Agent.

