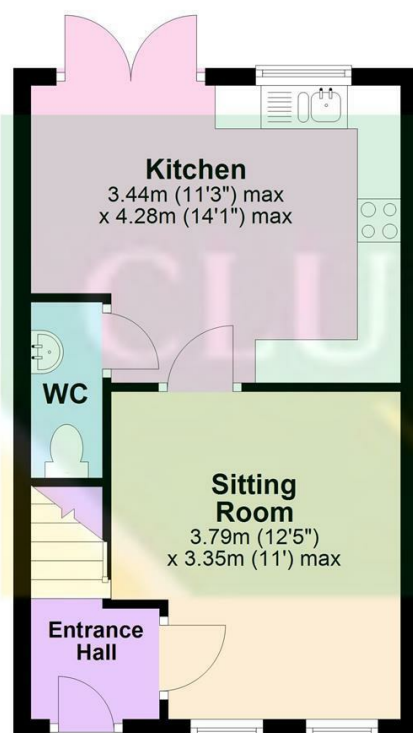
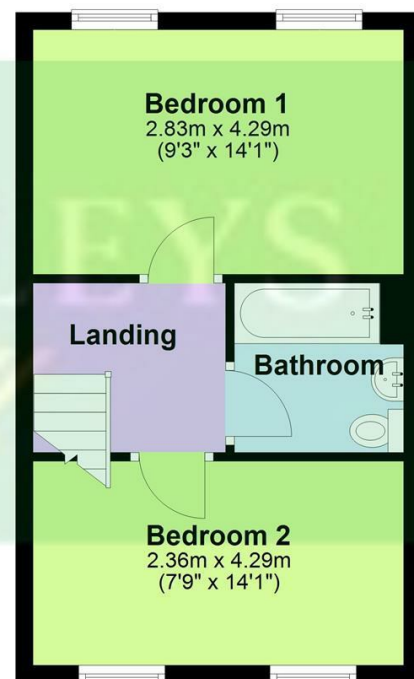


Approx. 31.7 sq. metres (341.6 sq. feet)



Approx. 31.5 sq. metres (339.4 sq. feet)



Total area: approx. 63.3 sq. metres (681.0 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

OPENING HOURS

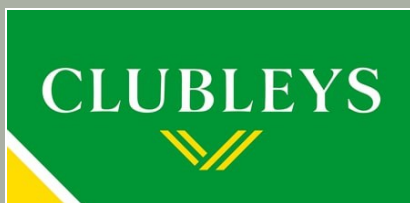
FREE VALUATIONS FOR SALE

MATERIAL INFORMATION

MORTGAGES



**8, Jubilee Close,
Shiptonthorpe, YO43 3QR
£210,000**




60 - 64 Market Place, Market Weighton, York,
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>91</p> <p>77</p>

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.

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

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

SITTING ROOM

3.79 x 3.35 (max.) (12'5" x 10'11" (max.))
Marble effect inset and heart, wooden surround and mantle, T.V. aerial point, laminate wood flooring, ceiling coving, two radiators.

KITCHEN/DINER

3.44 max x 4.28 (max.) (11'3" max x 14'0" (max.))
Fitted with a range of wall and base units comprising work surfaces, electric oven, gas hob, extractor hood over, 1.5 bowl ceramic sink unit, wall mounted gas fired central heating boiler, integrated freezer, integrated fridge, integrated washing machine, laminate wood flooring, extractor, part tiled walls, recessed ceiling lights, ceiling coving, radiator, French doors to garden.

W.C.

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

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, ceiling coving, radiator.

BEDROOM ONE

2.83 x 4.29 (9'3" x 14'0")
T.V. aerial point, ceiling coving, two radiators.

BEDROOM TWO

2.36 x 4.29 (7'8" x 14'0")
Fitted wardrobes, desk and shelves, fitted three quarter bed with shelving above, T.V. aerial point, recessed ceiling lights, ceiling coving, laminate wood flooring, radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, pedestal wash hand basin, low flush W.C., part tiled walls, tiled floor, recessed ceiling lights, extractor, radiator.

OUTSIDE

Externally, the property continues to impress with its attractive and low-maintenance outdoor spaces. To

the front, there is a neat, easy-care frontage alongside a block paved driveway providing off-road parking and access to the garage. The rear garden enjoys a charming cottage-style feel and has been thoughtfully gravelled for minimal upkeep, complemented by a variety of mature trees and shrubs that add colour and interest throughout the seasons. Enclosed by fence boundaries and benefitting from rear gated access, the garden also offers a practical area for bins and a shed, creating a private yet functional outdoor space ideal for relaxing or entertaining.

GARAGE

Up and over door.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No appliances have been tested by the Agent.

