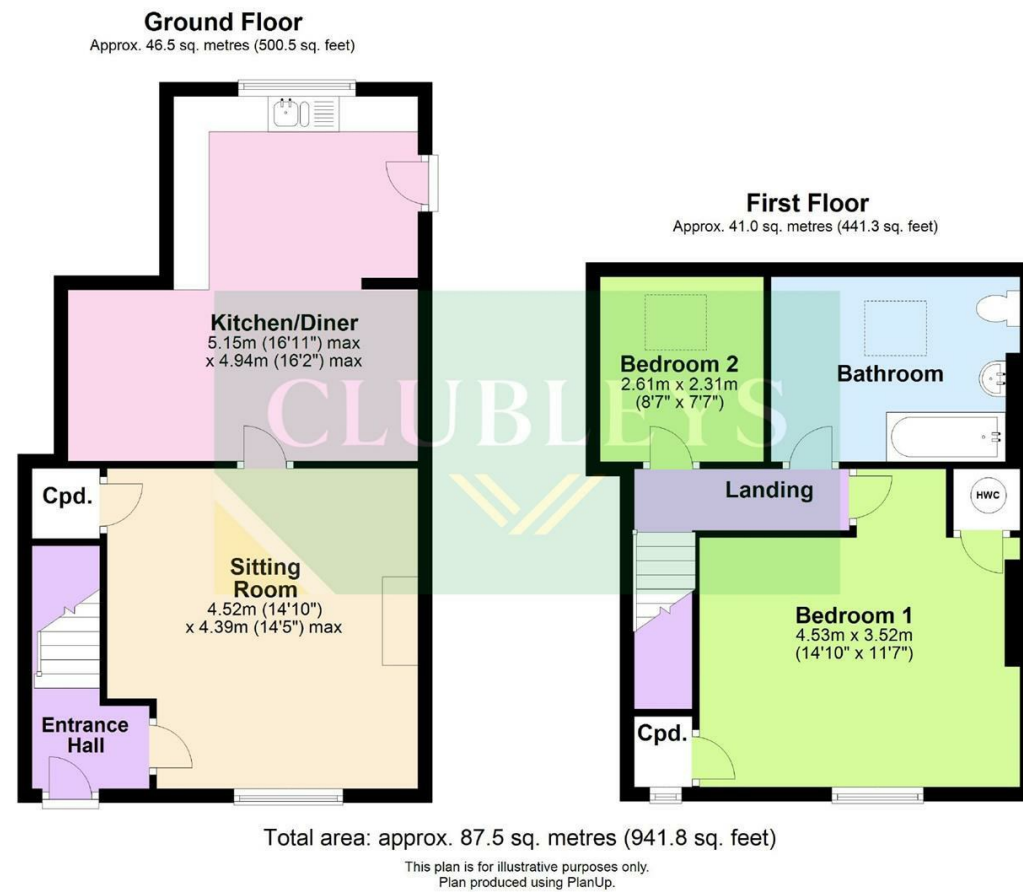




47, Main Street,
Etton, HU17 7PG
£199,950



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

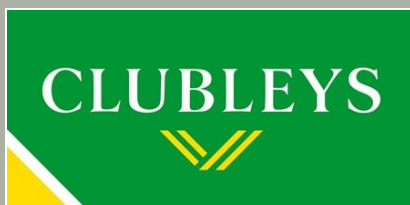
FREE VALUATIONS FOR SALE

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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.

OFFERING NO ONWARD CHAIN Standing in the most sought after village of Etton is this wonderful period property. The cottage retains much of the original charm and character of a property of this era, however, enjoys the benefits of modern day living having a rear open plan dining kitchen extension. The accommodation that is arranged over two floors briefly comprises entrance hall, sitting room, dining kitchen, two first floor bedrooms and bathroom. There is a garden to the rear of the house with brick out building. Parking is available on street to the front of the cottage. The vendor has planning approval granted for the erection of a detached single storey building for use as a hobbies/study room following demolition of existing outbuilding (re-submission 06/05097/PLF).



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, staircase to first floor.

SITTING ROOM

4.52 x 4.39 max (14'10" x 14'5" max)

Multifuel stove set on tiled hearth in brick fireplace, TV aerial point, radiator, understairs cupboard.

KITCHEN DINER

5.15 max x 4.94 max (16'11" max x 16'2" max)

Fitted with a range of wall and floor units, incorporating complimentary work surfaces, one and a half bowl stainless steel sink unit, double electric oven, electric hob, radiator, floor standing oil boiler, laminate wood flooring, part tiled walls, PVC rear entrance door, plumbed for automatic washing machine.

FIRST FLOOR ACCOMMODATION**LANDING****BEDROOM ONE**

4.53 x 3.52 (14'10" x 11'7")

Cast iron fireplace, fitted cupboard housing hot water cylinder, fitted cupboard, radiator.

BEDROOM TWO

2.61 x 2.31 (8'7" x 7'7")

Velux window, radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over, pedestal wash hand basin, low flush WC, part tiled walls, Velux window, radiator.

OUTSIDE

Concrete area immediately beyond the house leading to a lawned garden. Fenced, hedge and walled boundaries. Garden shed.

Currently the property owner rents on a yearly basis and has access to a further garden area. Please ask for further information.

OUTBUILDING

Power and light.

ADDITIONAL INFORMATION**SERVICES**

Mains water, electricity and drainage. Oil fired central heating.

APPLIANCES

No appliances have been tested by the Agent.

