



5, Mere Grange,
Fridaythorpe, YO25 9TA
£175,000



This well-presented two-bedroom house, built in 2005, would make an ideal starter home or investment opportunity. Situated in this popular Wolds village, the property enjoys a pleasant outlook with the village green and duck pond nearby.

Offering entrance lobby, lounge, cloakroom/WC, and a dining kitchen. To the first floor are two bedrooms and a family bathroom.

Front and rear gardens and allocated one car parking space.

Offered with the advantage of no forward chain.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band B.



Tenure: Freehold
East Riding of Yorkshire
BAND: B

ENTRANCE LOBBY

Entered via a front entrance door, laminate flooring and radiator.

LOUNGE

3.59m x 4.24m (11'9" x 13'10")

Double glazed window to the front aspect, laminate flooring, double radiator, coving and under stairs cupboard.

INNER HALLWAY

Stairs to first floor accommodation.

CLOAKROOM/W.C

Fitted suite comprising pedestal hand basin, WC, extractor fan, radiator and storage cupboard.

DINING KITCHEN

2.84m x 3.58m (9'3" x 11'8")

Fitted with a range of wall and base units, working surfaces, electric oven with four ring electric hob, one and half stainless steel sink unit with drainer and mixer tap, tiled flooring, plumbing for dishwasher, oil central heating boiler, double radiator, double glazed window to the rear elevation and rear entrance door.

LANDING

Airing cupboard housing hot water cylinder, radiator and loft access which is half boarded.

BEDROOM ONE

3.61m x 2.85m (11'10" x 9'4")

Double glazed window to the rear aspect, double radiator and wooden flooring,

BEDROOM TWO

3.60m x 2.93m (11'9" x 9'7")

Double glazed window to the front aspect, wooden flooring and double radiator.

FAMILY BATHROOM

Fitted suite comprising panelled bath with shower over, low level WC, wash hand basin and chrome towel rail.

OUTSIDE

Low maintenance garden with pedestrian access to an allocated parking space, oil tank and patio area.

ADDITIONAL INFORMATION

APPLIANCES

None of the electric appliances have been tested by the Agent

SERVICES

No appliances have been tested by the Agent.

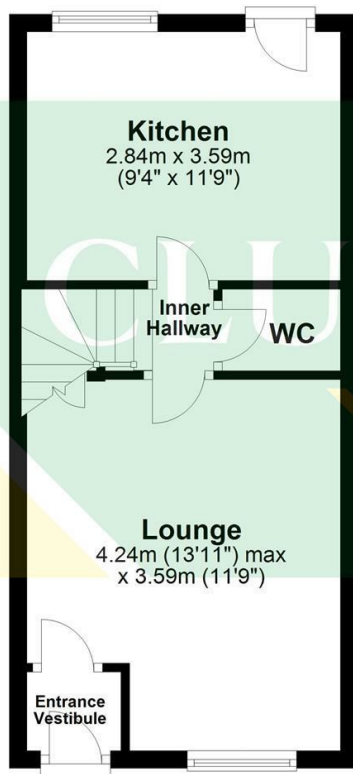
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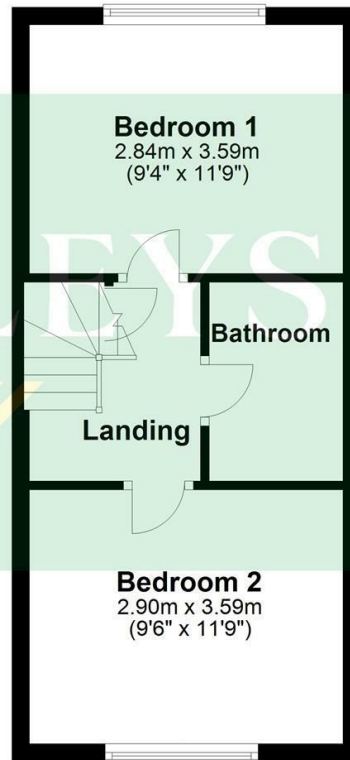


Estate Agents | Lettings Agents | Chartered Surveyors

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

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

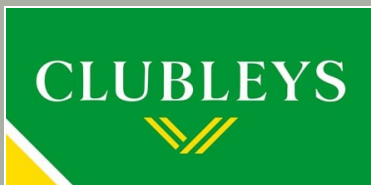
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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 (Holmeffeld Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffeldsolutions.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. Holmeffeld 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.



52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	78	
(55-68) D		
(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.