

CLUBLEYS

11 Fossbeck Close
Wilberfoss, YO41 5PR

Price £255,000



THE LOCATION

Wilberfoss is ideally placed between York & Pocklington making it ideal for the discerning commuter, with regular bus service, good road links via the A64 & M62 and convenient for both York & Howden mainline railway station. The popular East Yorkshire village has a wide range of amenities on offer, including Local Store with Post Office, Butchers, Hairdressers, Playing Fields, Village Public House, Community Centre with Regular Events and Primary School & Pre-School.

THE PROPERTY

Situated in established cul de sac in the sought after village of Wilberfoss. The property has potential to mark your own stamp on. Offering spacious accommodation throughout. Features include entrance hall, sitting room, dining room, study/bedroom four, on the first floor lies three further bedroom, bathroom and separate WC. To the rear is enclosed rear garden, garage and driveway.

Other features to note are double glazing to windows and gas heating system.

No Chain is Involved.



DIRECTIONS

On entering the village from Pocklington via the A1079, take the first right continue along the Main Street, right onto Middle Street and first right onto Fossbeck Close and number eleven is situated on the left hand side.

THE ACCOMMODATION COMPRISES;

ENTRANCE LOBBY

Front door leading into the entrance porch with door leading to the entrance hallway.

ENTRANCE HALL

Stairs leading to the first floor accommodation, laminate flooring and storage cupboard.

SITTING ROOM 22'8" x 11'6" (6.92m x 3.50m)

Bay window to the front elevation, two double radiators and ceiling coving.

DINING ROOM 11'1" x 10'11" (3.37m x 3.33m)

Window to the rear elevation, double radiator and door leading to:

BREAKFAST KITCHEN 16'1" x 11'7" (4.89m x 3.53m)

Fitted with a matching arrangement of wall and floor units, working preparation, double oven, ceramic hob, extractor fan, space for fridge freezer, breakfast bar, windows rear and side, plumbed for automatic washer, one and half bowl sink unit with tile splash back, plumbing for automatic washing machine, two windows to the rear and side elevation, ceiling coving and side external door

OFFICE/FOURTH BEDROOM 17'7" x 8'5" (5.37m x 2.56m)

Two windows to the front and side elevation, double radiator, fireplace with electric fire inset, door to the rear garden and door to;

CLOAKROOM/WC

Fitted suite comprising Low flush WC and wash hand basin.

BEDROOM 14'11" max x 12'4" (4.54m max x 3.75m)

Window to front, double radiator.

FIRST FLOOR ACCOMMODATION

MASTER BEDROOM 14'11" x 12'10" (4.55m x 3.91m)

Window to the front elevation, radiator, range of fitted wardrobes and door to

EN-SUITE SHOWER ROOM 9'1" x 5'0" (2.76m x 1.52m)

Fitted separate shower cubicle, pedestal hand basin, low flush WC, tiled flooring, shaver point and extractor fan.

BEDROOM TWO 12'3" x 11'5" (3.73m x 3.48m)

Window to the front elevation and radiator.

BEDROOM THREE 8'6" x 8'2" (2.59m x 2.49m)

Window to the rear elevation, radiator and fitted storage cupboard.

FAMILY BATHROOM

Fitted two piece suite comprising Panelled bath, pedestal hand basin, window to the rear elevation, radiator and airing cupboard

SEPARATE WC

Low flush WC, window to rear elevation, part tiled, radiator and airing cupboard

GARAGE 17'0" x 7'1" (5.18m x 2.16m)

Up and over door, power and light is connected and personal door to the rear.

GARDENS

The front of the property is approached via driveway leading to single garage. Lawned to the front garden with borders. To the rear is an enclosed garden with established borders and vegetable patch, there is a paved seating area.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

No appliances have been tested by the Agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 4 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email 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 01759 304040 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 Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



Floor Plan

This plan is for illustrative purposes only

Ground Floor



First Floor



CLUBLEYS

Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

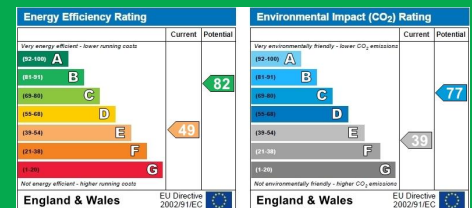
52 Market Place, Pocklington, York,
YO42 2AH

01759 304040 01759 303279

pocklington@clubleys.com

www.clubleys.com

Text: Clubley to 84840 to download
our mobile app



Relocation
agent network
relocation-agent-network.co.uk

onTheMarket.com