





## THE LOCATION

Melbourne is a sought after rural village offering excellent village facilities including shop, school, public house, canal walks and playing fields including cricket, football, tennis and children's play facilities. A greater variety is available in the market town of Pocklington and the City of York approximately 13 miles including boarding and day schools. The Oaks Golf and Health Spa is 3 miles. The Derwent Ings Nature reserve  $\frac{1}{2}$  miles and Allerthorpe Water Park 2 miles. Approx distances: 10 miles to York's outer ring road, 5 miles to the market town of Pocklington, 14 miles to the M62. Rails links from Howden to London.

## THE PROPERTY

An interesting opportunity to acquire this double fronted cottage. In need of modernisation standing in a prominent village location of Melbourne. In brief the accommodation offers entrance lobby, sitting room with open fire, kitchen with breakfast area, lean to, on the first floor is two good sized bedrooms and bathroom.

Externally there is outbuilding and small court yard.



### DIRECTIONS

From Pocklington, proceed out of the town towards West Green passing the Pocklington Grammar School on your right, bear left at the first roundabout, then straight across the second roundabout into Allerthorpe, continue along that road into Melbourne past the playing fields on your left hand side, continue along the main street passing the pub and shop and The Gables is situated on the left hand side.

### THE ACCOMMODATION COMPRISES;

#### ENTRANCE LOBBY

Entered via front entrance door Stairs to first floor accommodation.

#### KITCHEN 8'6" x 12'1" (2.58m x 3.69m)

Fitted with wall and base units, working surfaces, space for cooker, plumbing for automatic washing machine, under stairs cupboard, double radiator, double glazed window to the front elevation.

#### BREAKFAST AREA 7'2" x 8'0" (2.19m x 2.43m)

Pantry off and double radiator,

#### SITTING ROOM 12'4" x 14'10" (3.75m x 4.51m)

Double glazed windows to front and side elevation, brick fire surround with back boiler, mock beams and two wall light points, door to:

#### LEAN TO

#### LANDING

#### BEDROOM ONE 12'3" x 15'0" (3.74m x 4.57m)

Double glazed windows to front and side elevation, double radiator and loft access.

#### BEDROOM TWO 12'0" x 7'10" (3.66m x 2.38m)

Double glazed window to the rear elevation and radiator.

#### BATHROOM 8'10" x 12'1" (2.68m x 3.68m)

Panelled bath with shower over, low flush WC, pedestal hand basin, radiator, airing cupboard housing hot water cylinder, extractor fan and access to loft.

#### OUTSIDE

Small courtyard and coal house.

### ADDITIONAL INFORMATION;

#### SERVICES

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

#### APPLIANCES

None of the electrical appliances have been tested by the Agent

#### LOCAL AUTHORITY

East Riding Council Tax Band

#### TENURE

Freehold

#### VIEWING

By appointment with the agent.

### OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 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](mailto: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.

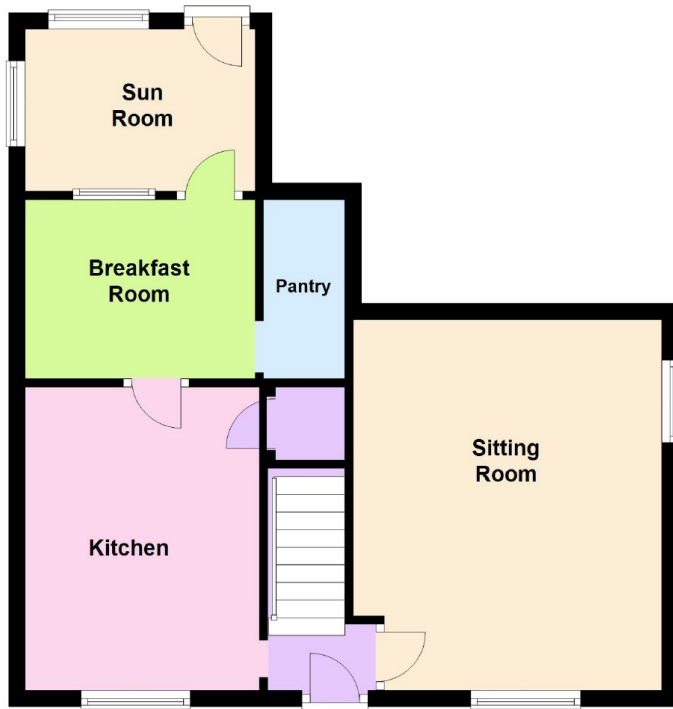
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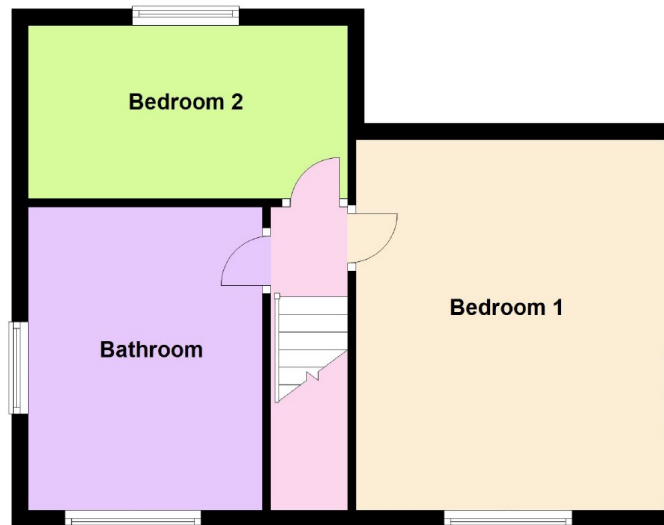
## Floor Plan

This plan is for illustrative purposes only

### Ground Floor



### First Floor



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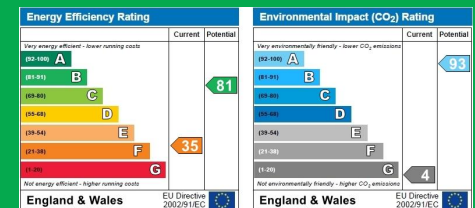
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