

# CLUBLEYS



## 2 Virginia Cottages

Town Street, Shiptonthorpe, YO43 3PE

£200,000



THE LOCATION

THE PROPERTY



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door. Tiled floor. Dado rail. Coved ceiling.

### SITTING ROOM 12'0" x 12'5" (3.65m x 3.78m)

Feature slate fire surround with cast iron inset and open grate. Television point. Radiator, dado rail.

### DINING ROOM 12'0" x 15'11" (3.65m x 4.84m)

Tiled floor. Dado rail. Coved ceiling. Radiator. Fireplace recess. Stairs to first floor.

### FITTED KITCHEN 16'3" x 7'3" (4.96m x 2.22m)

Fitted with a range of wall and base units with complimentary work surface incorporating 1.5 bowl ceramic sink unit with drainer and mixer tap. Tiled floor. Part tiled walls. Stainless steel cook hood. Integrated fridge. Rear entrance door. Hatch access to roof space.

### UTILITY

Tiled floor. Plumbing for automatic washing machine.

### SHOWER ROOM

Fitted with a three piece suite comprising low flush wc, pedestal handbasin and step in shower cubicle. Radiator. Tiled floor.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft space.

### BEDROOM ONE 11'11" x 13'11" (3.63m x 4.25m)

Radiator. Fitted cupboard housing wall mounted gas fired central heating boiler. Fitted wardrobe.

### BEDROOM TWO 12'0" x 9'7" (3.65m x 2.91m)

Radiator.

### BATHROOM

Fitted with a three piece white suite comprising panelled bath, low flush wc and pedestal handbasin. Part tiled walls. Ladder style radiator.

### OUTSIDE

To the front of the property there is a wall and hedge boundary along with gated access leading onto the driveway and to the detached garage. The rear boasts an enclosed lawned garden with a variety of mature shrubs, plants and trees and a paved patio area.



## GREENHOUSE

Good size greenhouse with brick dwarf wall below.

## 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- Band C

### 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, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.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 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.





