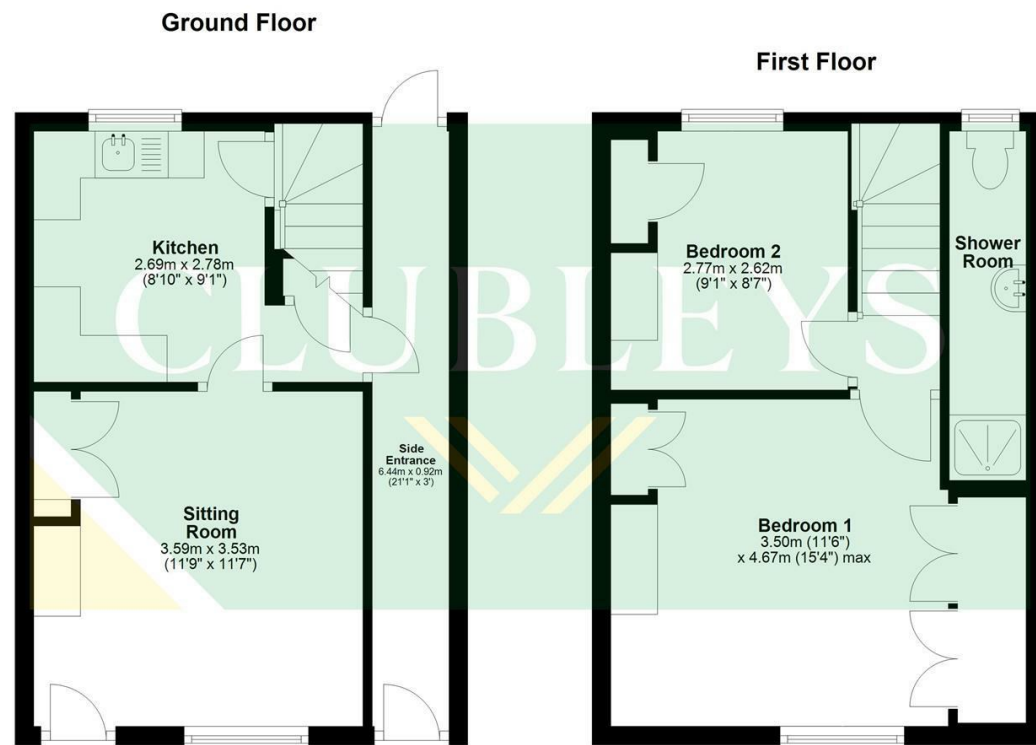




43, Main Street,
Bishop Wilton, YO42 1RU
£240,000



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>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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		92
(81-91)	B		
(69-80)	C	69	
(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	

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.

A charming terraced cottage situated in one of East Yorkshire's most sought-after villages. Improved by the current owner whilst retaining its character and appeal, the property has benefited from a programme of modernisation including an air source heat pump, new flooring throughout and re-decoration.

Step inside to discover a cosy sitting room featuring a multi-fuel stove, a fitted kitchen, two well-proportioned bedrooms, and a modern shower room.

Externally, the property benefits from delightful cottage gardens which create a tranquil and private retreat, perfect for enjoying the peaceful village surroundings.

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



www.clubleys.com



SITTING ROOM

3.60m x 3.52m (11'9" x 11'6")

Entered via a front entrance door, to a lovely cosy room having a multi fuel stove with brick chimney breast, beams, herringbone solid wood flooring, double radiator, and a sliding sash single glazed window to the front elevation.

FITTED KITCHEN

2.67m x 2.77m (8'9" x 9'1")

Matching arrangement of floor and wall cupboards, working surfaces incorporating composite sink unit with mixer tap, space for electric cooker with extractor hood above, and plumbing for a washing machine. Double glazed window to the rear elevation, stairs to the first floor accommodation, under stairs cupboard, Karndean flooring, beams, and integral door to the side passage.

SIDE PASSAGE

0.95m x 6.46m (3'1" x 21'2")

Useful passage giving access to the front and rear, ideal for storage.

LANDING

Electric heater.

BEDROOM ONE

3.53m x 4.67m (11'6" x 15'3")

Sliding sash single glazed window to the front elevation, feature fireplace, storage cupboard with shelving, fitted wardrobes, and a radiator.

BEDROOM TWO

2.62m x 2.77m (8'7" x 9'1")

Double glazed window to the rear elevation, fitted cupboard, airing cupboard housing the hot water cylinder, radiator, and access to the loft.

SHOWER ROOM

0.97m x 4.15m (3'2" x 13'7")

Fitted suite comprising a walk in mira shower, pedestal wash hand basin, WC, extractor fan, radiator, wood panelling, and a opaque double glazed window to the rear elevation.

OUTSIDE

The property has side pedestrian access which leads to the rear of the property, beyond the property is a cottage style garden, lawned garden with gravelled seating area with picket fencing, outside tap and Air Source Heat Pump. Shared path leading to the

second out house.

A particular surprise to the cottage is across the road is low maintenance garden.

ADDITIONAL INFORMATION**SERVICES**

Mains electric, water and drainage. Air source heat pump. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the above appliances have been tested by the Agent.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band B.

