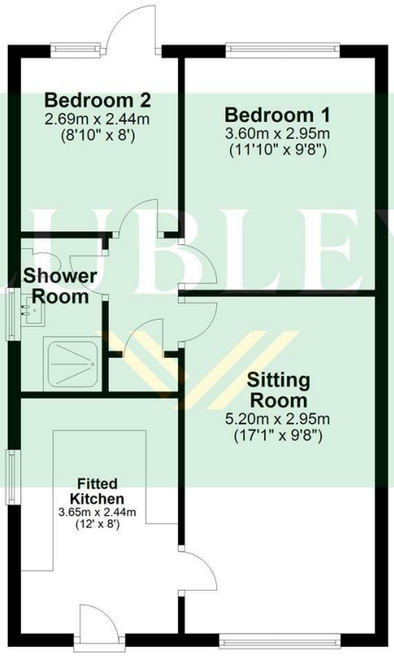
## Ground Floor




**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
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.


CLUBLEYS

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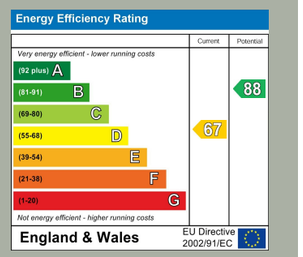



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves 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.


CLUBLEYS

# 43, Ings Road, Wilberfoss, YO41 5NG
# £225,000

Chain free and suitable for a variety of buyers, this immaculate semi-detached bungalow is beautifully presented throughout. Offering modern kitchen with integrated appliances, a spacious lounge/dining room, two bedrooms, and a well-appointed shower room.

Externally, the property benefits from a low-maintenance garden and a semi-detached garage fitted with remote-controlled door, providing convenient and secure parking.

Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

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

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### FITTED KITCHEN
3.66m x 2.42m (12'0" x 7'11")
Entered via a composite front entrance door, fitted with a matching of arrangement of floor and wall cupboards with work surfaces, breakfast bar, integrated fridge/freezer, plumbing for a washing machine and dishwasher, freestanding gas cooker, ceramic one and half sink unit, tile splash back, recessed lighting, double glazed window to the side elevation, radiator, recess lighting and LVT flooring.

### SITTING ROOM
5.20m x 2.94m (17'0" x 9'7")
Double glazed window to the front elevation, radiator, ceiling light, two wall light points, TV aerial and telephone points.

### INNER HALLWAY
Cupboard off, access to the loft via a wooden loft ladder, which is part boarded with light, housing gas combination central heating boiler.

### BEDROOM ONE
2.96m x 3.62m (9'8" x 11'10" )
Double glazed window to the rear elevation, range of fitted wardrobes/drawers and designer radiator.

### BEDROOM TWO
2.44m x 2.70m (8'0" x 8'10" )
Double glazed window to the rear elevation, fitted single wardrobe and desk and radiator.

### SHOWER ROOM
2.37m x 1.43m (7'9" x 4'8" )
Well equipped shower room, walk in double electric shower with sliding glass door, vanity wash hand basin, low level WC, extractor fan, tiled flooring, opaque double glazed window to the side elevation and chrome towel radiator.

### OUTSIDE
Low maintenance rear garden which is gravelled with decked seating area.
Paved driveway to the front and side elevation, with outside sockets and lights.

### SEMI-DETACHED GARAGE
2.27m x 5.02m (7'5" x 16'5" )
Remote controlled door with UPVC personal side door.

### ADDITIONAL INFORMATION

### SERVICES
Mains Gas, Water, Electricity, and Drainage.

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

### COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band B.