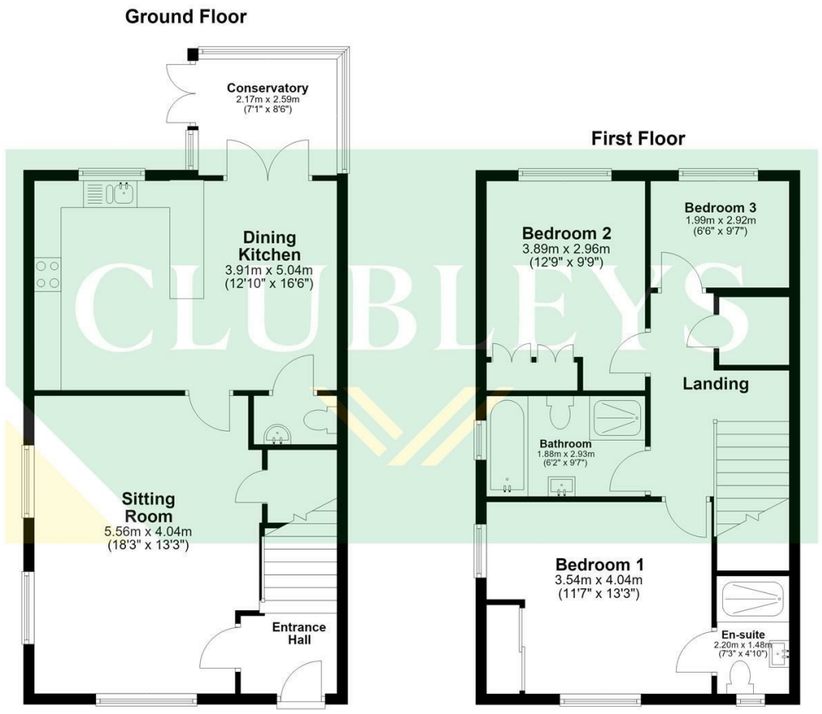


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

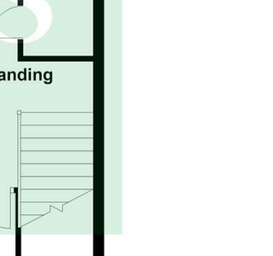
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

52 Market Place, Pocklington, York, YO42 2AH
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pocklington@clubleys.com
www.clubleys.com



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

Saffron Cottage, Main Street, Melbourne, YO42 4QE
£365,000







Built in 2018 by Dimmack Homes, Saffron Cottage combines traditional charm with modern comfort, offering approximately 1,055 square foot of thoughtfully designed accommodation.

Finished to a high specification throughout, the home features double-glazed sliding sash windows, oak internal doors and underfloor heating to the ground floor. The dining kitchen benefits from quality integrated appliances, while the conservatory, added by the current owners, provides valuable additional living space, ideal for relaxing or entertaining.

Upstairs, three bedrooms provide flexible space for family life, guests or working from home. The principal bedroom features fitted wardrobes and an en-suite shower room, while the two additional bedrooms both benefit from fitted furniture and are served by a family bathroom.

Externally, the property benefits from a low-maintenance, south-facing garden, ideal for relaxing and enjoying the sunshine, together with two allocated parking spaces.

A home where attention to detail and everyday practicality come together beautifully.

Melbourne is a charming village offering a welcoming community, a local public house and a primary school and scenic canal walks right on the doorstep.

Arrange your viewing and discover Saffron Cottage for yourself.

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

rightmove www.clubleys.com ZOOPLA

ENTRANCE HALL
1.31m x 1.80m (4'3" x 5'10")
Entered via a composite front entrance door with stairs to the first floor accommodation.

SITTING ROOM
4.03m x 5.56m (13'2" x 18'2")
Two sliding sash double glazed windows to the side elevation, further sliding sash double glazed window to the front elevation, under stairs cupboard and under floor heating.

DINING KITCHEN
5.04m x 3.91m (16'6" x 12'9")
Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half ceramic sink unit with mixer tap, induction hob with extractor hood above, integrated appliances including eye level Bosch oven, Bosch dishwasher and Lamona wine cooler, display unit, recess lighting, vinyl flooring with under floor heating and a sliding sash double glazed window to the rear elevation.

CLOAKROOM/WC
1.56m x 0.90m (5'1" x 2'11")
Fitted suite comprising WC and hand basin.

CONSERVATORY
2.17m x 2.59m (7'1" x 8'5")
PVCU construction with double doors giving access to the garden.

LANDING
1.95m x 2.59m (6'4" x 8'5")
Access to the loft, storage cupboard housing Valliant LPG gas boiler.

BEDROOM ONE
3.55m x 4.04m max (11'7" x 13'3" max)
Fitted wardrobes and chest of drawers, radiator, sliding sash double glazed windows to the front and side elevation.

EN-SUITE SHOWER ROOM
1.48m x 2.20m (4'10" x 7'2")
Fitted suite comprising walk in shower with rain head shower and hand held attachment, vanity hand basin, low flush WC, fully tiled walls and floor, chrome radiator and opaque sliding sash double glazed window to the front elevation.

BEDROOM TWO
2.97m x 3.89m (9'8" x 12'9")
Fully fitted furniture including wardrobes, chest of drawers, bedside cabinet and cupboard. Radiator ,sliding sash double glazed window to the side and rear elevation.

BEDROOM THREE
2.92m x 1.96m (9'6" x 6'5")
Fully fitted home office with two workspaces , drawers including filing drawer and overhead cupboards. Sliding sash double glazed window to the rear elevation., radiator.

BATHROOM
2.93m x 1.88m (9'7" x 6'2")
Fitted suite comprising shower cubicle, bath, vanity hand basin, chrome radiator, recess lighting, fully tiled walls and floor and opaque sliding sash double glazed window to the side elevation.

OUTSIDE
The enclosed, south-facing rear garden has been designed for easy maintenance, featuring an artificial lawn, raised planted beds with a variety of established shrubs and ambient lighting . An ideal space for relaxing, entertaining or family enjoyment, the garden also benefits from two useful storage sheds and rear access leading to two allocated parking spaces.

TWO CAR PARKING SPACES
There are two car parking spaces located to the rear of the property.

ADDITIONAL INFORMATION;

AML OBLIGATIONS
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

APPLIANCES
None of the appliances have been tested by the agents.

SERVICES
Mains water, LPG, electricity and drainage. There is a communal LPG gas tank located underground which is individually metered.



