CLUBLEYS

43, Ings Road, Wilberfoss, YO41 5NG

£225,000







rightmove

ZOOPLA

ABOUT THE PROPERTY

Modern, beautifully presented and offered with no onward chain, this two-bedroom bungalow makes single-storey living feel effortless.

Immaculately maintained throughout, this semi-detached home combines modern interiors with a practical, easy-to-manage layout, making it an ideal choice for those looking to downsize or enjoy the convenience of bungalow living.

The spacious lounge/dining room provides a comfortable setting, complemented by a modern fitted kitchen with integrated appliances. Two bedrooms and a stylish shower room complete the accommodation.

Outside, the low-maintenance garden offers space to enjoy without the upkeep, while the garage with remote-controlled door provides secure parking and additional practicality.

A home that combines comfort, convenience and modern living. Arrange your viewing and discover its appeal for yourself.

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

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.

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.

Ground Floor



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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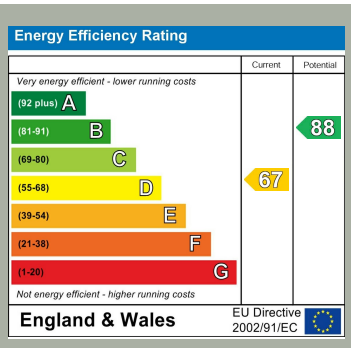

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.