



4 Park Close,
Melbourne YO42 4QR
Price £350,000





We offer to the open market this well-proportioned detached family home, in need of updating. The property opens to a spacious entrance hallway, the lounge spans from front to back of the house, also off the entrance hall is a study to the front and fitted kitchen to the rear, the kitchen boasts a series of matching wall and base units, the utility has plumbing for washing machine and cloakroom, the dining room is to the rear. A WC/Cloakroom completes the ground floor accommodation.

Stairs from the entrance hallway lead to a first-floor landing and four well-proportioned bedrooms. These include the Master Suite which has built in wardrobes and a large en-suite shower room. The rest of the bedrooms are served by a family bathroom suite with claw foot bath, walk in shower, WC and hand wash basin.

Externally there is a driveway with the attached double garage. Gardens to the front, and to the rear are mainly laid to lawn

AGENTS NOTE

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 &
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.



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 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.

ROOM MEASUREMENTS

Entrance Hall	3.15m x 4.39m	Master Bedroom	4.98m x 3.58m
Sitting Room	3.85m x 6.79m	En-Suite Bathroom	
Study	3.98m x 3.54m	Bedroom Two	3.98m x 3.58m
Cloakroom WC		Bedroom Three	3.50m x 3.53m
Dining Room	3.46m x 3.50m	Bedroom Four	3.46m x 3.47m
Fitted Kitchen	3.52m x 4.68m	Family Bathroom	6.70m x 5.70m
Utility	1.75m x 2.60m	Double Garage	
		Outside	
Landing	3.14m x 4.37m		

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.

LOCATION

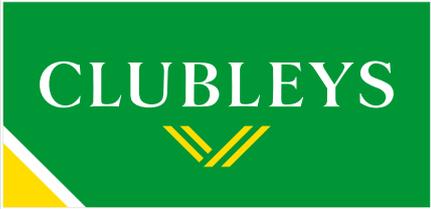
Melbourne is a sought after and popular rural village offering social and sporting facilities such as cricket, football, traditional village public house, newsagent/mini store, village hall which offers a part time postal service, primary school/playgroup, visiting mobile library and Fish & Chips van. There is Pocklington canal near by, where you will find some lovely walks heading towards the town of Pocklington or to the village of East Cottingwith. A greater variety of facilities are available in the market town of Pocklington within 5 miles. The City of York approximately 13 miles. The Oaks Golf and Health Spa is 3 miles. Local walks are available in the area such as The Derwent Ings Nature reserve and Allertorpe Lakeland Park.

TRAVEL



APPROX

Distance by (Car)



Chartered Surveyors

Estate Agents

Lettings Agents &

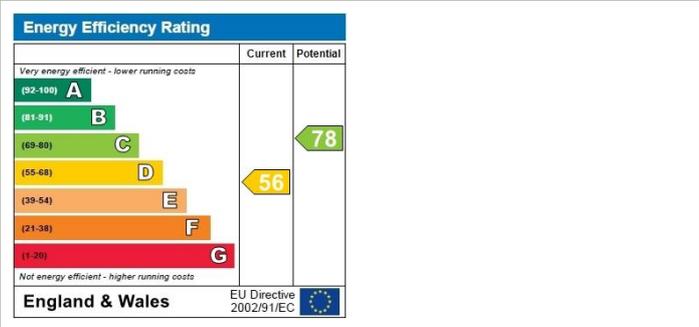
Auctioneers

52 Market Place, Pocklington, York, YO42 2AH

01759 304040

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 representations 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.