

CLUBLEYS



8 New Holland Cottages,
Foggathorpe YO8 6PX
£135,000



FREEHOLD PROPERTY - WITH FULL PERMANENT 12 MONTH RESIDENCY

This beautiful two bedroom property is situated in the rural village of Foggathorpe. Standing on a small development of only 11 dwellings with private driveway. Located in a peaceful location and enjoying wonderful countryside views. The property consists of a modern open plan fully fitted kitchen and lounge, two bedrooms and a fitted shower room. To the rear of the property is a lawned garden with paved patio area. Viewing couldn't be more highly recommended to really capture how beautiful this property is and its beautiful surroundings.



LOCATION

Foggathorpe is a small, rural village approximately 8 miles from the market town of Selby and approximately 2 miles from the village of Holme on Spalding Moor where a range of local amenities are available.

Foggathorpe is ideally located for access into a number of nearby villages and towns, including, Selby, York, Hull, Howden, Bubwith and Holme on Spalding Moor, as well as for access onto the M62 motorway network.

THE ACCOMMODATION COMPRISES ENTRANCE HALL

Coved ceiling, electric radiator, PVC front entrance door, laminate wood flooring and hatch providing access to the roof space.

SITTING ROOM

5.40m max x 5.88m max (17'9" max x 19'3" max)

Coved ceiling, TV aerial outlet, telephone point, recessed ceiling points, laminate flooring, cupboard housing hot water cylinder and french doors to the rear garden.

KITCHEN

Fitted with a range of wall and floor units having complementary work surfaces comprising electric hob, extractor hood, one and a half bowl sink unit, electric oven, integrated dishwasher and fridge freezer. Island unit, electric panel radiator, coved ceiling, recessed ceiling lights, laminate flooring and partially tiled walls.

BEDROOM ONE

2.98m x 3.48m (9'9" x 11'5")

Laminate flooring, electric panel radiator and fitted wardrobes.

BEDROOM TWO

2.98m x 1.61m (9'9" x 5'3")

Laminate flooring, coved ceiling and

telephone point.

SHOWER ROOM

Low flush WC, wash hand basin set in vanity unit and step in shower cubicle. Extractor fan and coved ceiling.

OUTSIDE

The property stands in a pleasant location having a good sized lawned garden to the rear with paved patio area. A gravelled driveway provides off street parking.

ADDITIONAL INFORMATION

The property is freehold tenure, and is full 12 month permanent residence.

SERVICES

Mains water, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

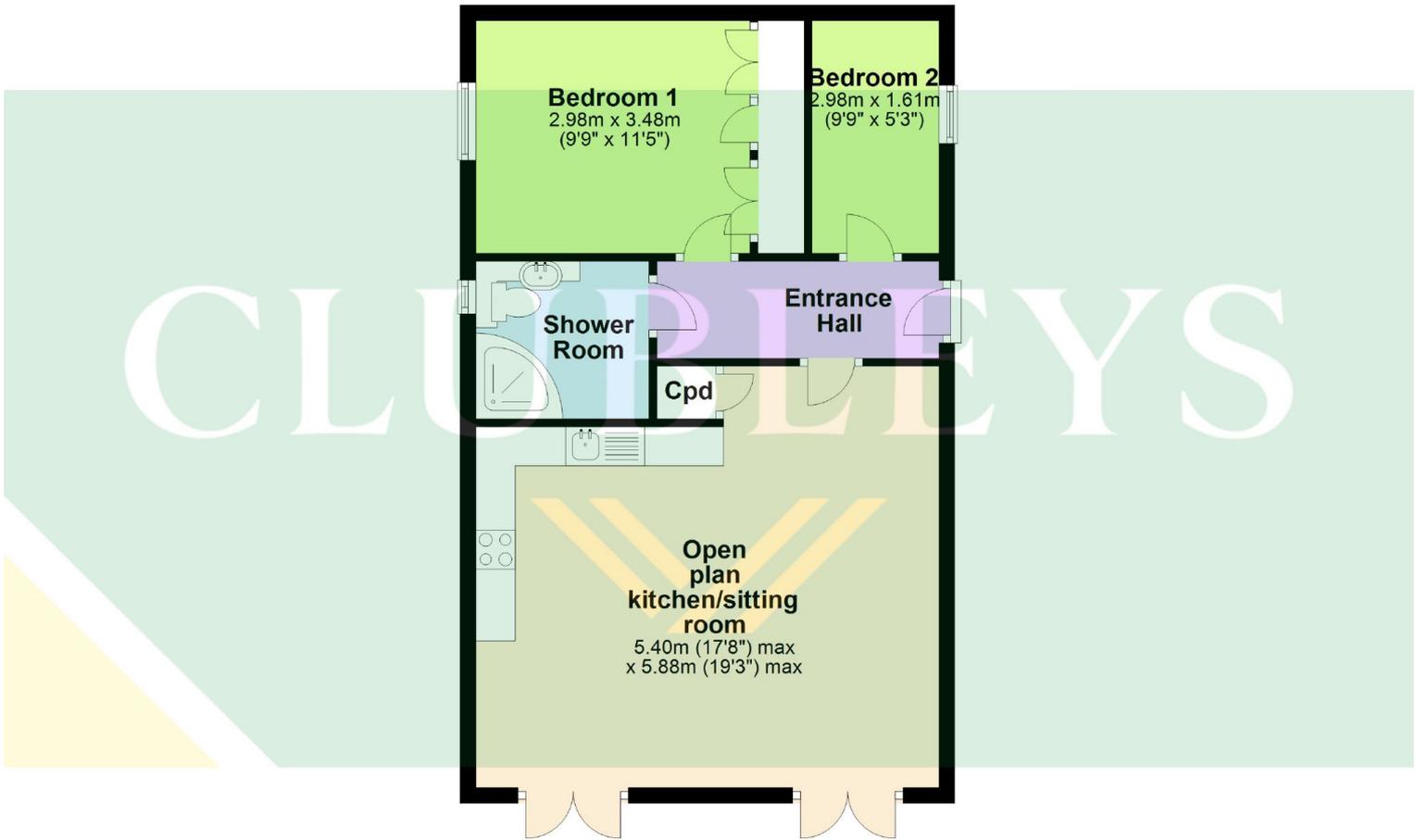
LOCAL AUTHORITY

North Yorkshire Council BAND A



Ground Floor

Approx. 57.7 sq. metres (621.2 sq. feet)



Total area: approx. 57.7 sq. metres (621.2 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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.

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

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.

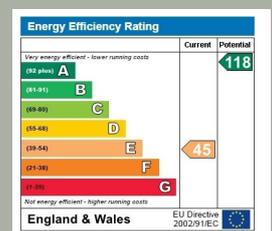
MORTGAGES

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 Clublely & 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.



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