

# CLUBLEYS



2 New Row,  
Fimber YO25 9LX  
£115,000



A wonderful and quaint cottage that stands in the rural village of Fimber with stunning views of the Yorkshire Wolds countryside. This cosy cottage has a comfortable sitting room with an open fire. To the rear, enjoy the garden and open views beyond, The kitchen stands to the front of the property and is well fitted with a range of wall and floor units. There are two bedrooms to the first floor and bathroom. The cottage is offered to the market with NO CHAIN involved.



## LOCATION

The tranquil Village of Fimber lies quietly at both sides of the B1251 and is settled into the hillside. It forms around the Village Pond, which is presided over by the small Church on the hill, which looks down over the village. Access to the church is through a lovely stone archway. Fimber is a charming and unspoilt village, astride the scenic route to Bridlington, in the rolling countryside of the Yorkshire Wolds. The former school, built in the 1870s, is now the Village Hall. The village is 22 miles east of York and a similar distance from Bridlington. The nearest towns are the market towns of Driffield, Pocklington and Malton, all about 10 miles away, with Beverley 20 and Scarborough 22 miles distant. The area is popular with walkers and there are shops and public houses at nearby Thixendale, Wetwang and Sledmere.

## THE ACCOMMODATION COMPRISES GROUND FLOOR ACCOMMODATION

### SITTING ROOM

3.98m x 3.95m (13'1" x 13'0")

Pvc door, open brick fireplace, night storage heater, TV aerial point, staircase to first floor.

### KITCHEN

3.98m x 2.31m (13'1" x 7'7")

Fitted with a range of wall and floor units, incorporating complimentary work surfaces, one and a half bowl sink unit, night storage heater, Pvc entrance door.

## FIRST FLOOR ACCOMMODATION

### LANDING

Cupboard housing hot water cylinder.

### BEDROOM ONE

3.51m x 3.05m (11'6" x 10'0")

Electric heater, access to loft space.

### BEDROOM TWO

2.35m x 2.35m (7'9" x 7'9")

### BATHROOM

Three piece white suite comprising panelled bath, low flush WC, pedestal wash hand basin with tiled splash back, partially panelled walls, extractor fan.

## OUTHOUSE/BRICK STORE

### GARDEN

The cottage has a generous lawned garden to the rear which enjoys wonderful open aspect. There is a shared access with neighbouring cottages to the front.

## ADDITIONAL INFORMATION

### APPLIANCES

No appliances have been tested by the agent.

### SERVICES

Mains water, electric. Mains gas is not available in the village. The property benefits from electric heaters and open fire.

### LOCAL AUTHORITY

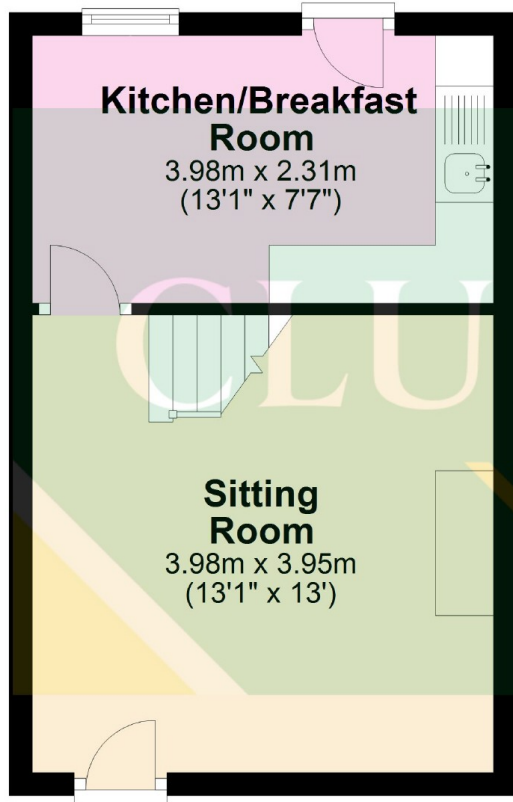
East Riding of Yorkshire Council BAND A





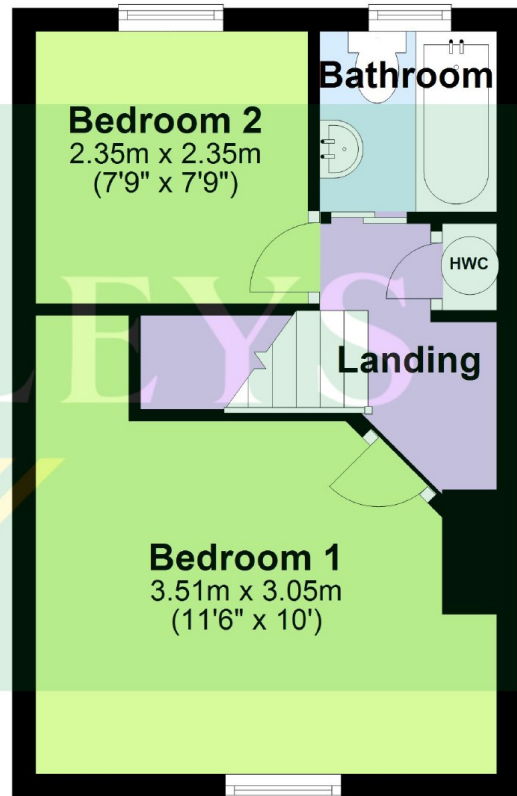
## Ground Floor

Approx. 25.3 sq. metres (272.5 sq. feet)



## First Floor

Approx. 25.6 sq. metres (275.9 sq. feet)



**Total area: approx. 50.9 sq. metres (548.3 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](mailto:mortvals@dial.pipex.com)

### FREE VALUATIONS FOR SALE

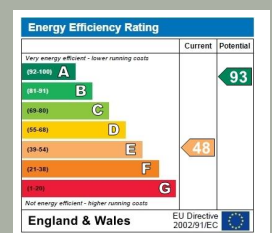
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

### MORTGAGES

We are keen to stress the importance of seeking 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 Adviser, by phoning her on 07540 536892 email [Faye@holmefieldsolutions.co.uk](mailto: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 Services Authority



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