



## LOCATION

The stunning village of Millington situated on The Wolds Way, Minister Way and Cycle routes. Just over three miles from the thriving and bustling market town of Pocklington with its vibrant town centre, weekly market, excellent schooling and wide range of leisure attractions. Millington offers a number of local amenities including The Ramblers Rest Tearooms and Restaurant, The Gait Inn Public House, active village hall and Church of England.

## TRAVEL

4.3 Miles  
A1079

20 Miles  
A64

20.4 Miles  
M62 Howden

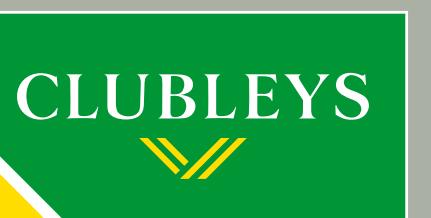
16.6 Miles  
York

27.6 Miles  
Hull

20.9 Miles  
Beverley

## APPROX

Distance by (Car)



**Spring House, Main Street,  
Millington YO42 1TX**  
**Offers in excess of £375,000**



Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

52 Market Place, Pocklington, York, YO42 2AH

01759 304040

pocklington@clubleys.com

[www.clubleys.com](http://www.clubleys.com)



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A rare find. Spring House is a wonderful opportunity to acquire this detached family home offering magnificent views to the rear overlooking the rolling Yorkshire Wolds. Properties of this type seldom come onto the market in the highly desirable village of Millington. The property is ripe for updating, offering entrance hall, separate lounge and dining room, conservatory, fitted kitchen and utility. On the first floor lies three good sized bedrooms all with fitted wardrobes and house bathroom.

Externally this is an attached garage, parking and lovely established front and rear gardens.

Offered with the advantage of no forward chain, viewing is strictly by appointment via the selling agents.

#### 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

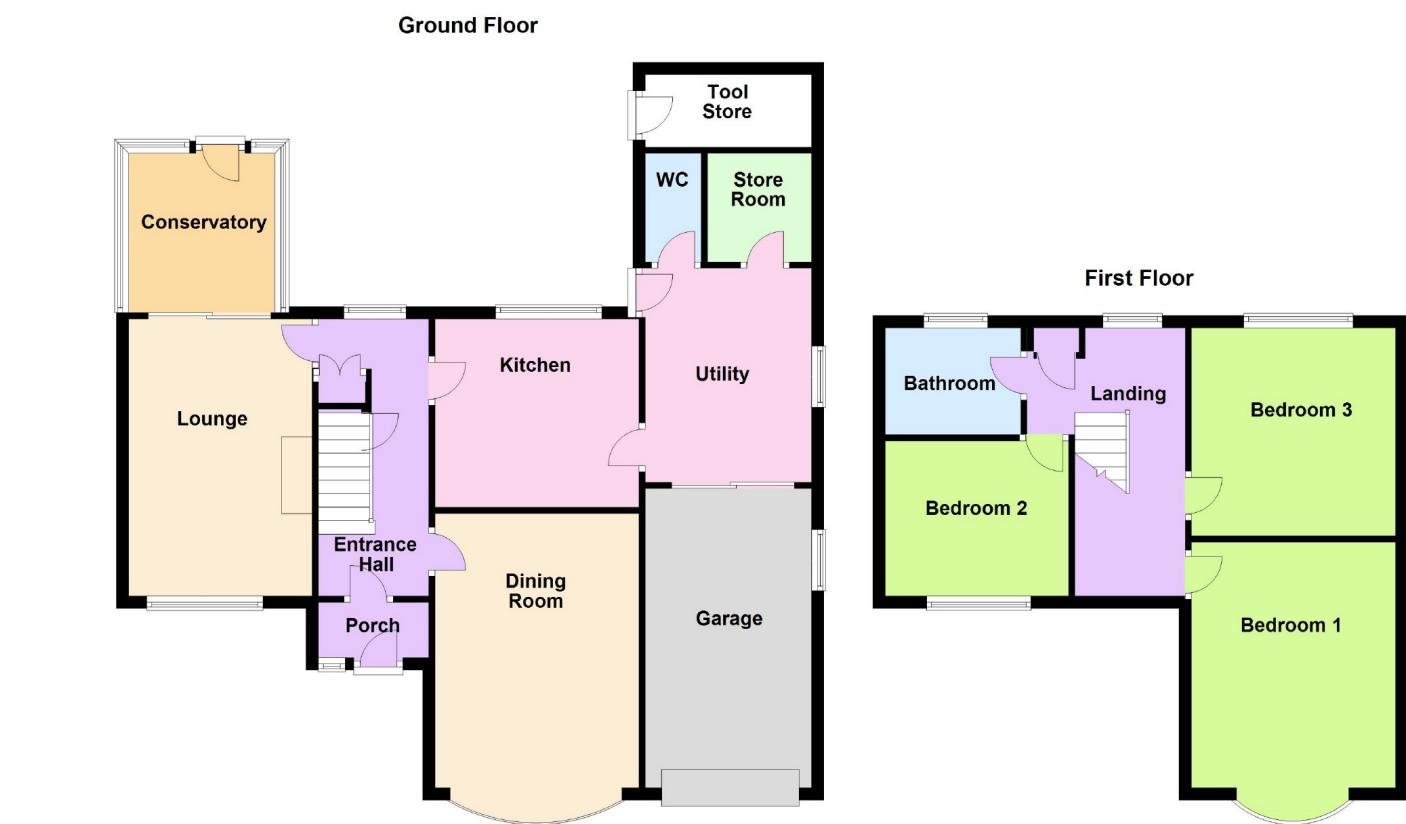
By appointment with the agent.

#### 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).



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 Porch	0.82m x 1.48m	Landing	1.80m x 4.21m
Entrance Hall	1.81m x 5.32	Bedroom One	3.38m x 3.58m
Dining Room	3.33m x 4.31m into bay	Bedroom Two	3.34m x 2.71m
Fitted Kitchen	3.31m x 3.03m	Bedroom Three	2.75m x 5.34m
Utility	1.74m x 2.96m	Bathroom	1.66m x 2.43m
Storage off	1.70m x 1.80m	Garage	
Separate WC	0.91m x 1.85m	Outside	
Lounge	3.34m x 5.32m		
Conservatory	2.74m x 2.96m		

#### 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