



Offered to the market with NO CHAIN involved is this wonderful detached property that stands in the most sought after village of Lund. The house is versatile by design having a separate study to the front of the property, ideal for home working or a quiet room in which to enjoy a good book. The lounge is a more intimate space, a room in which to curl up on the sofa of an evening and enjoy watching the television whilst unwinding from the day. The living kitchen stands to the rear of the house, the wow factor and the open plan arrangement that families crave, a space to eat, entertain, relax and enjoy the views over the garden. The cloakroom and utility room stand off the kitchen, a paradise for dog owners and a convenient place to kick off those muddy shoes and boots when returning from one of the wonderful walks that are right on the doorstep. Upstairs there are four bedrooms, two en-suite shower rooms and family bathroom. Outside the rear garden is laid mostly to lawn with a paved patio area, a shared driveway provides access to a private parking area and double garage. Early inspection is recommended.



LOCATION

Lund is a popular and sought after Wolds village, with a church, a well regarded pub, a new village hall and a flourishing community. The village is approximately six miles from the market town of Beverley, which offers a large and varied range of amenities and facilities, 28 miles from York and 16 miles from Hull.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Wood flooring with under floor heating, coved ceiling, recessed ceiling lights, stairs leading to the first floor with cupboard under.

SITTING ROOM

4.66m x 3.60m (15'3" x 11'10")
Feature open fire place, coved ceiling, TV point, under floor heating.

OFFICE

3.96m x 3.60m (13'0" x 11'10")
Wood flooring with under floor heating, recessed ceiling lights.

OPEN PLAN LIVING KITCHEN

9.66m max x 7.48m max (31'8" max x 24'6" max)
Fitted with a range of wall and base units comprising work surface, 1.5 bowl ceramic sink unit, Rangemaster oven with extractor hood over, integral dishwasher, coved ceiling, recessed ceiling lights, feature inset electric fire, tiled floor with under floor heating, French doors leading to the garden x 2, TV point.

UTILITY

3.04m x 2.06m (10'0" x 6'9")
Fitted with base units, ceramic sink unit, plumbing for automatic washing machine, cupboard housing floor standing boiler, under floor heating.

WC

Two piece white suite comprising low flush WC, wash hand basin with tiled splash back, tiled floor with under floor heating, extractor fan.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, recessed ceiling lights, coved ceiling, radiator, fitted cupboard, fitted cupboard housing hot water cylinder.

BEDROOM ONE

4.20m x 3.60m (13'9" x 11'10")
Recessed ceiling lights, radiator, TV point.

EN SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal hand wash basin, tiled floor with under floor heating, fully tiled walls, chrome ladder style radiator, recessed ceiling lights, extractor fan.

BEDROOM TWO

4.67m x 3.60m (15'4" x 11'10")
Recessed ceiling lights, radiator, TV point.

EN SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal hand wash basin, tiled floor with under floor heating, fully tiled walls, chrome ladder style radiator, recessed ceiling lights.

BEDROOM THREE

4.40m max x 3.60m (14'5" max x 11'10")
Recessed ceiling lights, radiator.

BEDROOM FOUR

4.20m max x 3.60m (13'9" max x 11'10")
Recessed ceiling lights, radiator, TV point.

BATHROOM

Four piece suite comprising step in shower cubicle, low flush WC, pedestal hand wash basin, bath, tiled floor with under floor heating, fully tiled walls, recessed ceiling lights, chrome ladders style radiator, extractor fan.

OUTSIDE

Outside the rear garden is laid mostly to lawn with a paved patio area, a shared driveway provides access to a private parking area and double garage.

DOUBLE GARAGE

5.68m x 6.10m (18'8" x 20'0")
Electric door, power and light, rear door.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity and drainage.

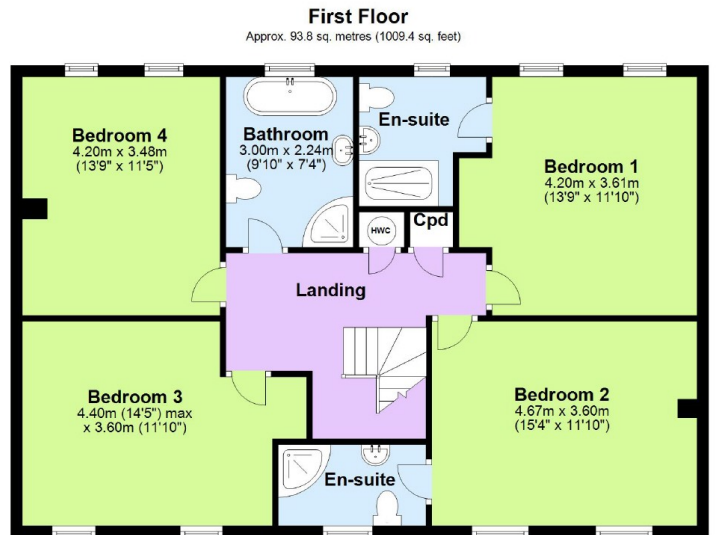
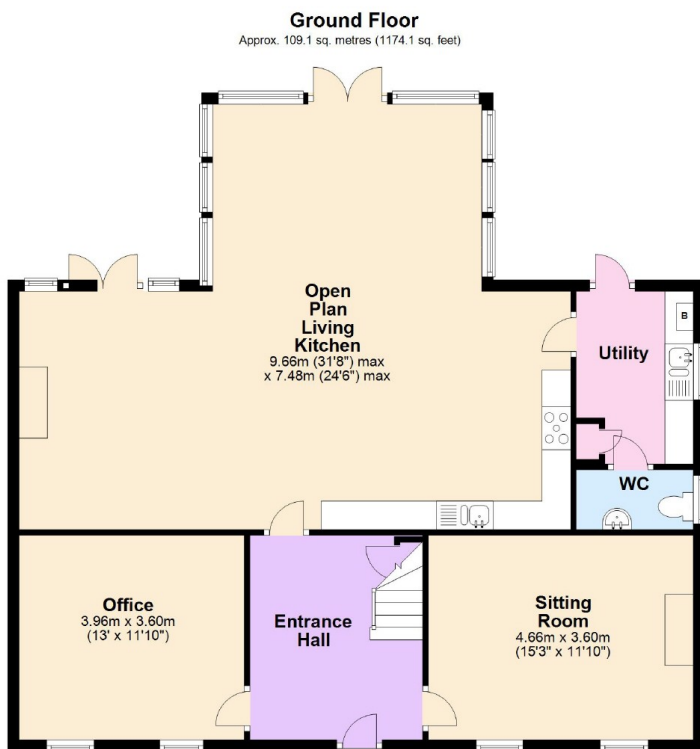
APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council - Band F





Total area: approx. 202.9 sq. metres (2183.5 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

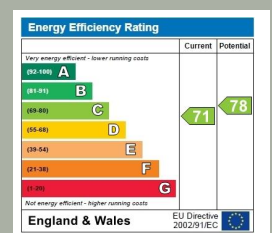
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking 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 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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