



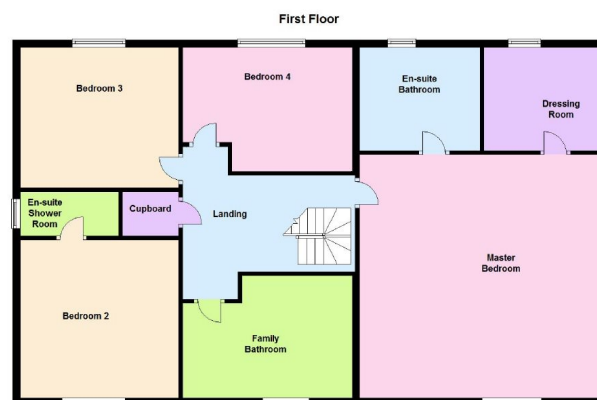
3 East Close,
Fangfoss YO41 5SB
Price £435,000



ABOUT THE PROPERTY

****OFFERED WITH NO CHAIN**** **REALISTICALLY PRICED FOR A QUICK SALE****
****QUIET CUL-DE-SAC LOCATION**** An **OUTSTANDING** detached house offering a spacious interior not evident from roadside inspection alone. The accommodation is **WELL PRESENTED** throughout and offers entrance hall, cloakroom/w.c, study, dining room/snug, lounge, conservatory, fitted kitchen, utility, master bedroom with en-suite shower room and dressing room, bedroom two with en-suite shower room, two further bedrooms, house bathroom, double garage, oil fired heating and double glazing. Attached double garaging, southerly aspect rear gardens being an additional feature. A **MUST** to view.





Total area: approx. 279.5 sq. metres (3008.4 sq. feet)

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 | 7.16m x 1.60m | Family Bathroom | 3.34m x 3.07m |
| Cloakroom WC | 1.95m x 1.65m | Double Garage | 5.03m x 5.02m |
| Study | 3.03m x 2.06m | | |
| Dining Room/Snug | 3.54m x 3.15m | | |
| Lounge | 5.59m x 3.63m | | |
| Conservatory | 4.29m x 3.72m | | |
| Fitted Kitchen | 4.55m x 4.10m | | |
| Utility | 2.94m x 2.30m | | |
| Master Bedroom | 5.96m x 4.98m | | |
| Dressing Room | 2.26m x 2.03m | | |
| En-Suite | 2.84m x 2.26m | | |
| Guest Bedroom 2 | 4.15m x 3.66m | | |
| En-Suite | | | |
| Bedroom 3 | 3.95m x 3.66m | | |
| Bedroom 4 | 3.56m x 3.24m | | |



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 (Holmeffield Financial Solutions) , Mortgage and Protection Adviser, by phoning her on 07540 536891 email Faye@holmeffieldsolutions.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. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Conduct Authority.





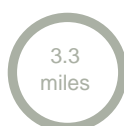
LOCATION

Fangfoss offers a pub, church, excellent Primary school and Jubilee Park - a community park with climbing fort and other play equipment including picnic area and woodland walk designed to appeal to adults and children. The village borders on open countryside yet is well placed for the commuter enjoying easy access onto the nearby A1079 or A166 providing links to the A64 York bypass as well as the main motorway networks to the south. The village lies approx 11 miles east of York & can be accessed from the A166 Stamford Bridge Road or the A1079 Hull Road.

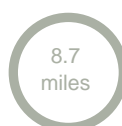
TRAVEL

APPROX

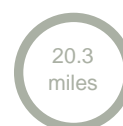
Distance by (Car)



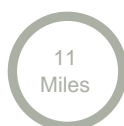
A1079



A64



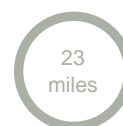
M62 Howden



York



Hull



Beverley



Chartered Surveyors

Estate Agents

Lettings Agents &

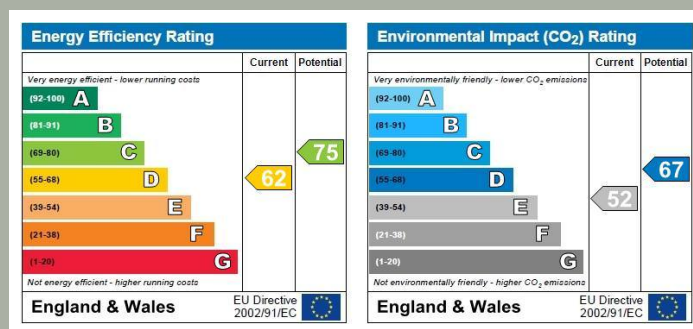
Auctioneers

52 Market Place, Pocklington, York, YO42 2AH

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www.clubleys.com



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