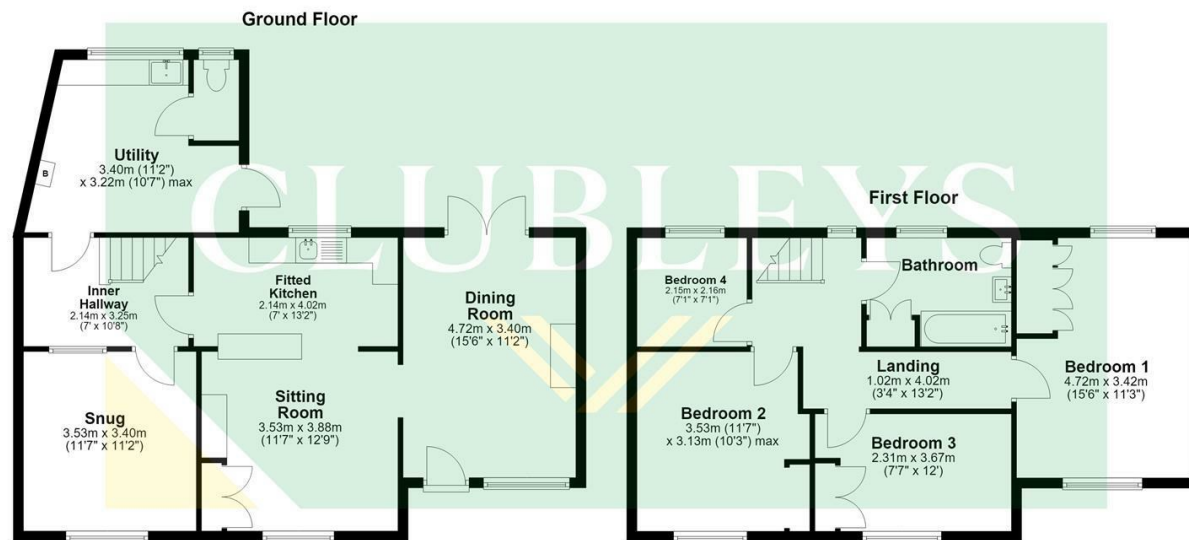




Sunny View, Town Street,
Nunburnholme, YO42 1QY
£375,000



AGENTS NOTES

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 and 9 am to 3 pm Saturday

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.

MATERIAL INFORMATION

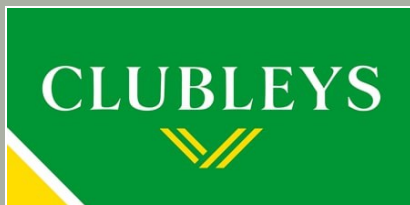
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress 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 Advisor by phoning her on 07540 536891 or e-mail 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 Conduct Authority.

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 a 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

A rare opportunity to acquire a charming four-bedroom family home in this highly sought-after village setting. Offering an enviable outdoor lifestyle, with beautiful country walks, gardening opportunities and easy access to the Yorkshire Wolds Way.

Sunny View combines the best of village living with countryside surroundings.

Dating back approximately 150 years, originally a row of Victorian farm workers' cottages, this characterful home retains much of its period charm whilst providing versatile family accommodation.

Offering good sized lounge/kitchen with log burner, formal dining room/second reception room, good sized utility/boot room, downstairs WC, on the first floor are four bedrooms and bathroom.

The property enjoys extensive, well-established rear gardens which back directly onto Bracken Wood, creating a delightful and private setting with a wonderful sense of seclusion. The gardens provide ample space for outdoor entertaining, family activities and keen gardeners alike, whilst making the most of the attractive woodland backdrop.

In addition, the property benefits from off-street parking, adding further convenience to this charming village home.

This property is Freehold. East Riding of Yorkshire Council – Council Tax Band D.



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DINING ROOM

4.72m x 3.40m (15'5" x 11'1")

Entered via a timber front entrance door, having an electric fire, two radiators, laminate flooring, double glazed window to the front elevation, and patio double doors to the rear elevation.

SITTING ROOM

3.53m x 3.88m (11'6" x 12'8")

Log burner, storage cupboard, double radiator, laminate flooring, and double glazed window to the front elevation.
Opening to;

FITTED KITCHEN

4.02m x 2.14m (13'2" x 7'0")

Matching arrangement of floor and wall cupboards, working surfaces incorporating composite sink unit with mixer tap, Neff electric hob with extractor fan above and integrated oven, laminate flooring, and a double glazed window to the rear elevation.

SNUG

3.40m x 3.55m (11'1" x 11'7")

Double glazed window to the front elevation, double radiator, and single glazed window to the inner hallway.

INNER HALLWAY

3.24m x 2.22m (10'7" x 7'3")

Laminate flooring, radiator, stairs to the first floor accommodation with under stairs cupboard.

UTILITY

3.21m x 4.24m (10'6" x 13'10")

Double glazed window to the rear elevation, working surfaces incorporating Belfast sink unit with mixer tap, plumbing for a washing machine, wall mounted Worcester boiler, radiator, and UPVC side door.

WC

1.69m x 0.96m (5'6" x 3'1")

Having a WC, wood panelling, and opaque double glazed window to the rear elevation.

FIRST FLOOR ACCOMMODATION

2.07m x 2.14m (6'9" x 7'0")

Double glazed window to the rear elevation and a wall light point.

BATHROOM

Fitted suite comprising a panelled bath with shower

over, pedestal hand basin, WC, chrome ladder style radiator, wood panelling, and a opaque double glazed window to the rear.

BEDROOM TWO

3.13m x 3.42m (10'3" x 11'2")

Double glazed window to the rear elevation, double radiator, fitted cupboard with hanging rail, and laminate flooring.

BEDROOM FOUR

2.13m x 2.06m (6'11" x 6'9")

Double glazed window to the rear elevation, laminate flooring, radiator, and access to the loft.

LANDING

1.02m x 4.02m (3'4" x 13'2")

BEDROOM THREE

3.67m x 2.31m (12'0" x 7'6")

Fitted wardrobes, double radiator, and double glazed window to the front elevation.

BEDROOM ONE

3.42m x 4.74m (11'2" x 15'6")

Fitted wardrobes, double radiator, and double glazed windows to the front and rear elevation.

OUTSIDE

The property enjoys extensive, well-established rear gardens backing onto Bracken Wood, offering a delightful and private setting. Predominantly laid to lawn with well-stocked borders, the garden features a wide variety of mature plants, a greenhouse, ornamental pond, outside tap and LPG tank. A further summer house is positioned within the garden, creating an ideal space for relaxation and enjoyment.

The property benefits from a gravelled driveway proving off-street parking. Please note that neighbouring properties have a right of access over the gravelled driveway.

ADDITIONAL INFORMATION**APPLIANCES**

None of the above appliances have been tested by the Agent.

SERVICES

Mains Water, Electricity and Septic Tank, LPG. Telephone connection subject to renewal by British Telecom.

