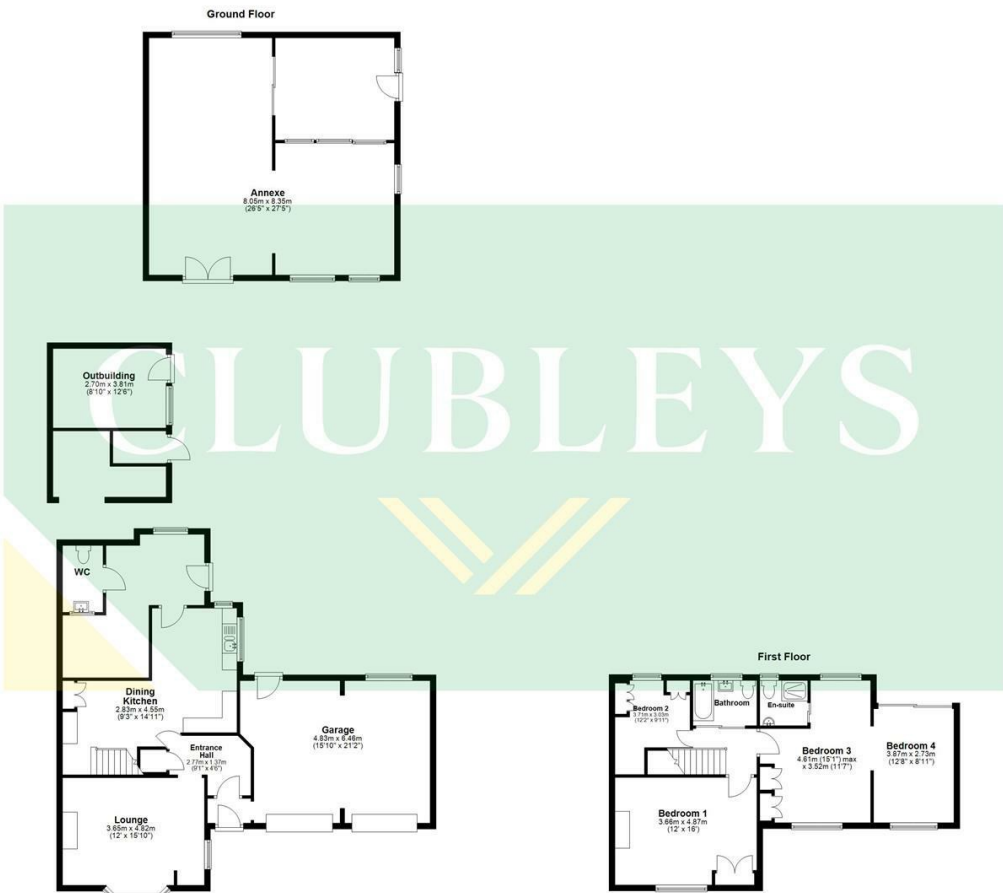




Glen Lodge, Main Street,
York, Millington, YO42 1TX
Guide Price £475,000



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.

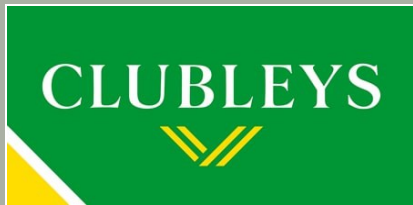
MATERIAL INFORMATION

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

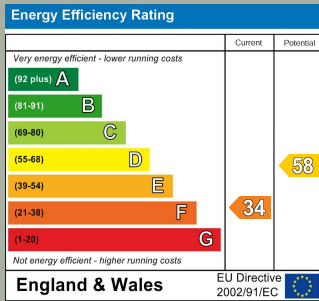
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfieledsolutions.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. Holmfieled 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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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.

Glen Lodge is located in one of East Yorkshire's most desirable Wolds villages and presents a rare opportunity to acquire a complete renovation project, offering a true blank canvas. The property is ideal for buyers looking to create a bespoke home and put their own stamp on a substantial plot together with a range of outbuildings.

Planning permission has been granted in April 2025 for an extensive scheme, the approved plans allow for the conversion of the integral garage and outbuilding/annexe to provide additional living accommodation. Detailed plans are available from the agents office.

This is an exceptional opportunity to transform Glen Lodge into a significant family home in a highly sought-after village location.

High levels of interest are anticipated; therefore viewings are strictly by appointment via the selling agents.

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



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ENTRANCE LOBBY**ENTRANCE HALL**

1.33m x 2.78m (4'4" x 9'1")

Double radiator and understairs cupboard.

LOUNGE

4.82m x 3.65m (15'9" x 11'11")

Brick fireplace with open grate, plate rack, two double radiators, power points, double glazed window to the side elevation and bay double glazed window to the front elevation.

DINING KITCHEN

4.57m x 2.82m plus 2.26m x 1.87m (14'11" x 9'3" plus 7'4" x 6'1")

Fitted floor and wall units with work surfaces incorporating stainless steel sink unit, fitted oven and hob, part tiled, power points, tiled open fireplace and hearth, double radiator and rear door.

REAR ENTRANCE LOBBY**GENERAL STORE****LANDING****BEDROOM ONE**

4.87m x 3.66m (15'11" x 12'0")

Two double radiators, power points and original cast fireplace.

BEDROOM TWO

3.71m x 3.03m (12'2" x 9'11")

Radiator, power points, airing cupboard housing hot water cylinder with immersion heater and fitted wardrobes.

BATHROOM

White suite comprising panelled bath, hand basin, low flush WC, part tiled and radiator.

BEDROOM THREE

3.53m x 4.61m (11'6" x 15'1")

Fitted wardrobes, double radiator and power points.

EN-SUITE SHOWER ROOM

Fitted tiled shower, low flush WC, pedestal hand basin and part tiled.

BEDROOM FOUR/STUDY

3.87m x 2.73m (12'8" x 8'11")

Double radiator, power points, patio door to balcony with steps down to garage.

GARAGE

4.81m x 6.46m (15'9" x 21'2")

Twin up and over doors, power and light, rear door.

OUTSIDE

The property has a range of General Purpose and Storage buildings.

OUTBUILDING

3.81m x 2.70m (12'5" x 8'10")

ANNEXE

8.05m x 8.34m max (26'4" x 27'4" max)

Concrete floor with power and light.

PLANNING PERMISSION

Planning Permission has been granted in April 2025 to erect a two storey extension to the rear with single storey extension, conversion of integral garage and outbuilding/annexe to create additional living accommodation.

Detailed plans are available from the agents office.

Application number 25/00217/PLF

ADDITIONAL INFORMATION;**APPLIANCES**

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

SERVICES

Mains Water, Electricity, and Drainage. Oil central heating. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

