

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.

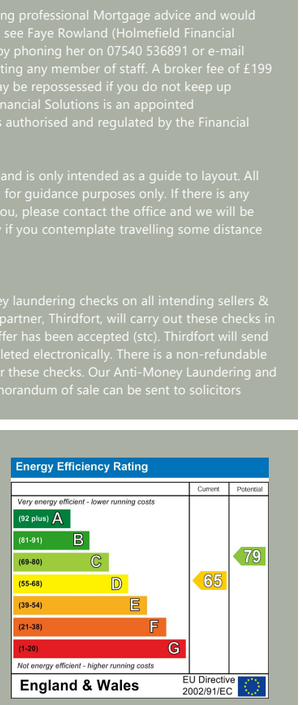
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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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.

CLUBLEYS

79, Main Street, Wilberfoss, YO41 5LY
£385,000





Situated on Main Street in the popular village of Wilberfoss, this attractive extended detached home offers generous living accommodation, complemented by a beautiful, well established garden.

On entering the property, the entrance hall provides access to a useful shower room/utility. The sitting room is a particularly inviting space, featuring a bay window which enjoys a lovely outlook over the front garden. At the heart of the home is a spacious dining kitchen providing plenty of room for both family dining and entertaining.

Upstairs are four well proportioned bedrooms, including the master bedroom with an en-suite bathroom, while two further bedrooms benefit from fitted wardrobes, together with a family shower room.

Outside, the beautifully maintained front garden creates a wonderful setting for the property, with a variety of plants and a pleasant seating area. To the rear, a block paved driveway is accessed from Paddock Close, providing convenient off-street parking.

A spacious and well-positioned family home combining generous accommodation, attractive garden and the convenience of village living.

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

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CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire
Band: C

clubleys.com

ENTRANCE HALL
3.00m x 2.54m (9'10" x 8'3")
Entered via a composite front entrance door, having coving to the ceiling, radiator, and stairs to the first floor accommodation.

DOWNSTAIRS SHOWER ROOM/UTILITY
3.59m x 2.54m (11'9" x 8'3")
Fitted suite comprising Triton shower cubicle, hand basin, low flush WC, plumbing for a washing machine, recess lighting, radiator, extractor fan, laminate flooring, and an opaque double glazed window to the front elevation.

SITTING ROOM
4.99m x 3.85m (16'4" x 12'7")
Bay double glazed window to the front elevation, living flame gas fire, coving to the ceiling, double radiator, and an under stairs cupboard.

DINING KITCHEN
5.12m x 4.86m (16'9" x 15'11")
Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half composite sink unit with mixer tap, Zanussi induction hob with extractor fan above, integrated Zanussi eye level double oven and integrated microwave. Two double glazed windows to the rear elevation, recess lighting, coving to the ceiling, radiator, and a personal rear door.

LANDING
3.71m x 1.95m (12'2" x 6'4")
Airing cupboard housing wall mounted Worcester boiler, coving to the ceiling, and access to the loft via a pull down ladder, which is part boarded with light.

MASTER BEDROOM
5.14m x 2.68m (16'10" x 8'9")
Double glazed window to the front elevation, fitted wardrobes, and a radiator.

EN-SUITE BATHROOM
2.50m x 1.72m (8'2" x 5'7")
Fitted suite comprising bath with mixer tap, hand basin in vanity unit, low flush WC, extractor fan, part tiled walls, recess lighting, and a opaque double glazed window to the rear elevation.

BEDROOM TWO
3.33m x 2.81m (10'11" x 9'2")
Fitted wardrobes to one wall, coving to the ceiling, radiator, and double glazed window to the front elevation.

BEDROOM THREE
3.85m x 2.81m (12'7" x 9'2")
Fitted wardrobes, coving to the ceiling, radiator, and a double glazed window to the rear elevation.

BEDROOM FOUR
1.98m x 2.23m (6'5" x 7'3")
Double glazed window to the front elevation, coving to the ceiling, radiator, and cupboard off.

SHOWER ROOM
2.30m x 1.66m (7'6" x 5'5")
Fitted suite comprising Mira shower cubicle, hand basin set in vanity unit, low flush WC, part tiled walls, extractor fan, coving to the ceiling, and an opaque double glazed window to the rear elevation.

INTEGRAL GARAGE
5.41m x 2.74m (17'8" x 8'11")
Electric roll garage door, with power and light connected. Sink with hot and cold water.

OUTSIDE
To the front of the property is a beautifully established garden, mainly laid to lawn with a variety of mature plants, shrubs and well-stocked borders. A patio seating area provides an attractive space for outdoor dining and relaxation.

To the rear, a block paved driveway is accessed from Paddock Close and provides off-street parking, leading to the integral garage.

ADDITIONAL INFORMATION

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

SERVICES
Mains Gas, Water, Electricity, and Drainage.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band C.



