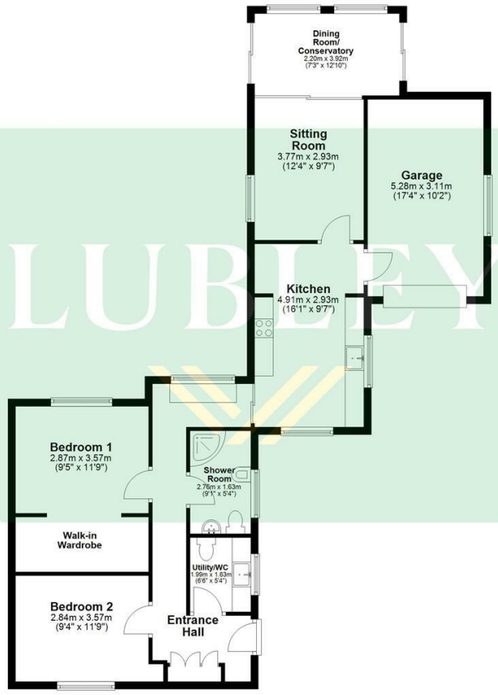
Ground Floor




**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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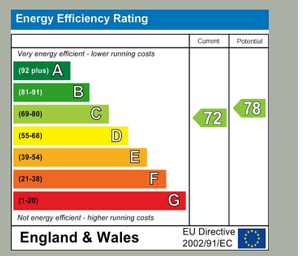


Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves 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

# 40, St Martins Close, Fangfoss, YO41 5RA
# £270,000







Having been completely transformed and extended to offer immaculate, move-in-ready accommodation throughout.
Overlooking open fields to the rear, this extended semi-detached bungalow provides a wonderful sense of space and privacy. The property features two generously sized bedrooms, one of which benefits from a walk-in wardrobe, along with a stunning breakfast kitchen finished to a high standard.
Externally, the home enjoys a south-facing rear garden, perfect for relaxing or entertaining, as well as off-street parking and a garage.
In addition, the property boasts a comfortable sitting room and a bright conservatory, offering versatile living space and enjoying views over the garden.
Set within landscaped gardens to three sides, the outdoor space is thoughtfully designed with paved seating areas and a wide variety of beautifully stocked borders. The rear garden is south-facing, providing a private and tranquil setting with open field views beyond.
Further benefits include a driveway providing off-street parking, AIR SOURCE HEAT PUMP and a timber summerhouse.

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

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ZOOPLA

Tenure: Freehold
East Riding of Yorkshire
Band: C

clubleys.com

## ENTRANCE HALL
1.77m x 2.64m (5'9" x 8'7" )
Entered via a composite front entrance door, having a storage cupboard, recess lighting and a radiator.

## BEDROOM TWO
2.84m x 3.54m (9'3" x 11'7" )
Double glazed window to the front elevation, coving to the ceiling and a radiator.

## UTILITY/ CLOAKROOM
1.99m x 1.63m (6'6" x 5'4" )
Plumbing for a washing machine, working surfaces incorporating stainless steel sink unit with mixer tap, low flush WC and opaque double glazed window to the side elevation.

## BEDROOM ONE
2.88m x 3.57m (9'5" x 11'8" )
Double glazed window to the rear elevation, radiator, and walk in wardrobe (1.43m x 2.37m) with fitted shelving and hanging rails.

## SHOWER ROOM
1.62m x 2.76m (5'3" x 9'0" )
Fitted suite comprising a shower cubicle, vanity hand basin, low flush WC, bidet, chrome ladder style radiator, fitted mirror with lights, fitted cupboard, and a opaque double glazed window to the side elevation.

## INNER HALLWAY
Working surfaces, two fitted cupboards, radiator, access to the loft, and double glazed window to the rear elevation.

## KITCHEN
4.91m x 2.93m (16'1" x 9'7" )
Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit with mixer tap, induction hob with extractor above, integrated appliances including fridge/freezer, dishwasher and electric oven. Recess lighting, radiator, double glazed window to the front and side elevation.

## SITTING ROOM
3.77m x 2.96m (12'4" x 9'8")
Double glazed window to the side elevation, radiator, and sliding doors leading to the conservatory.

## DINING ROOM/ CONSERVATORY
2.20m x 3.92m (7'2" x 12'10" )
Sliding doors to either side of the elevation and two double glazed windows to the rear elevation overlooking fields.

## GARAGE
5.27m x 3.11m (17'3" x 10'2" )
Up and over garage door, with power and light connected, double glazed window to the side elevation.

## OUTSIDE
The property is approached via a block paved driveway leading to the garage, providing ample off-street parking. The rear garden enjoys open views over fields and features a variety of established shrubs and planters, along with a greenhouse and two storage sheds.

## ADDITIONAL INFORMATION
The property benefits from an Air source heat pump and also has 8 solar panels.

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

## SERVICES
Mains Water, Electricity, Drainage. Telephone connection subject to renewal by British Telecom.

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






