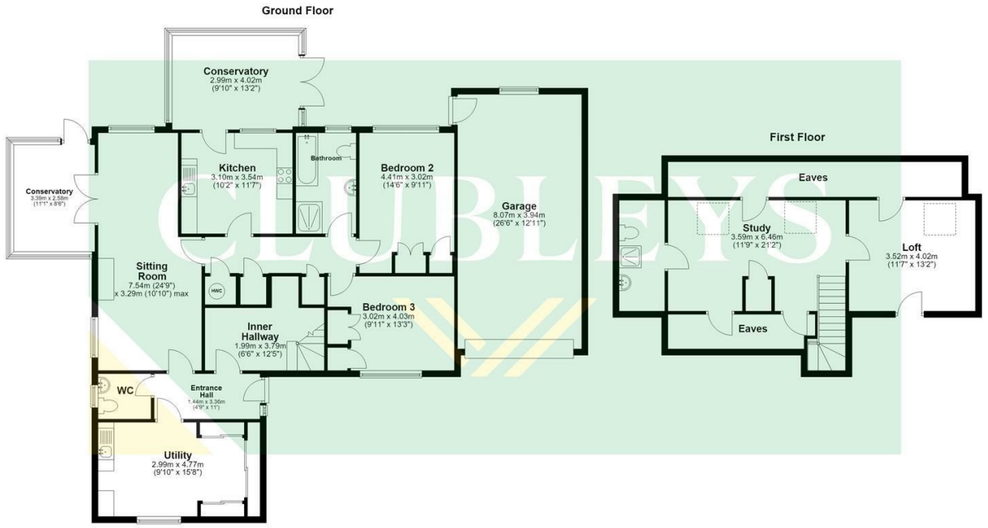


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

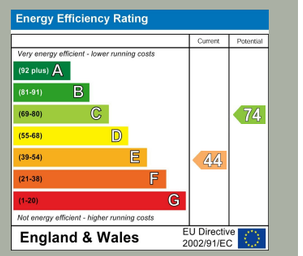
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com



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

Hallgarth, Main Street, Bolton, YO41 5QS
£475,000







Hallgarth offers the discerning buyer a rare opportunity to acquire a substantial detached bungalow set within approximately 1.65 acres of land. Requiring modernisation and refurbishment, the property provides a blank canvas for purchasers to create a home tailored to their own tastes and requirements.

The bungalow offers flexible and versatile accommodation that can be adapted to suit a variety of lifestyles, making it ideal for those seeking space and potential.

Offered with the added advantage of no onward chain, this property is situated in the highly regarded village of Bolton, conveniently located between Pocklington and Stamford Bridge.

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

rightmove

www.clubleys.com

ZOOPLA

ENTRANCE HALL
1.44m x 3.36m (4'8" x 11'0")
Entered via a timber framed front entrance door with opaque panel to the side, night storage heater, and coving to the ceiling.

INNER HALLWAY
3.79m x 2.99m narrowing to 1.97m (12'5" x 9'9" narrowing to 6'5")
Timber framed window to the front elevation, night storage heater, and stairs to the first floor accommodation.

CLOAKROOM/WC
1.47m x 1.68m (4'9" x 5'6")
Fitted suite comprising WC and hand basin, opaque timber framed window to the side elevation.

UTILITY
2.99m x 4.77m measured to the cupboards (9'9" x 15'7" measured to the cupboards)
Fitted storage cupboards, work surfaces incorporating a stainless steel sink unit, plumbing for a washing machine, night storage heater, and timber framed window to the front elevation.

SITTING ROOM
7.54m x 3.29m (24'8" x 10'9")
LPG Gas fire, two night storage heaters, coving to the ceiling, hatch to the kitchen, timber framed window to the rear elevation, UPVC window to the side elevation, and double doors leading to the conservatory.

CONSERVATORY
3.39m x 2.58m (11'1" x 8'5")
Brick and UPVC construction, having tiled flooring and a personal door to the rear elevation.

INNER HALLWAY
4.79m x 1.15m (15'8" x 3'9")
Airing cupboard housing hot water cylinder, night storage heater, under stairs cupboard, and further cupboard with fitted shelving.

KITCHEN
3.56m x 3.10m (11'8" x 10'2")
Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit with mixer tap, Neff electric hob, integrated electric oven, space for a fridge/freezer. Timber framed window to the rear elevation, extractor fan, tiled flooring, night storage heater and door leading to the conservatory.

CONSERVATORY
2.99m x 4.00m (9'9" x 13'1")
Brick and UPVC construction, tiled flooring, and double doors to the rear elevation.

BATHROOM
3.10m x 1.92m (10'2" x 6'3")
Fitted suite comprising a bath with mixer tap and shower attachment, shower cubicle, pedestal hand basin, WC, night storage heater, and opaque timber framed window to the rear elevation.

BEDROOM TWO
4.41m x 3.01m (14'5" x 9'10")
Fitted wardrobes, timber framed window to the rear elevation, and night storage heater.

BEDROOM THREE
4.03m x 3.03m (13'2" x 9'11")
Fitted wardrobes, night storage heater, and a timber framed window to the front elevation.

FIRST FLOOR ACCOMMODATION

STUDY
3.59m x 6.46m (11'9" x 21'2")
Two Velux windows to the rear elevation, three eaves storage cupboards, night storage heater, and a storage cupboard.

LOFT
4.00m x 3.52m (13'1" x 11'6")
Velux window to the rear elevation and two eaves storage cupboard.

EN-SUITE
1.49m x 3.64m (4'10" x 11'11")
Fitted suite comprising low flush WC, pedestal hand basin, shower cubicle, and eaves storage.

GARAGE
8.04m x 3.94m (26'4" x 12'11")
Remote controlled up and over door, with power and light connected, timber framed window to the rear elevation, UPVC side personal door, and access to the loft.

OUTSIDE
Hallgarth is situated along Main Street in Bolton and is approached via a driveway leading to the garage. The property benefits gardens to the front.
Standing in approximately 1.65 acres or thereabouts, with the paddock to the rear amounting to approximately 1.33 acres. Offering excellent potential for use as a smallholding, amenity land, grazing or a variety of other lifestyle and recreational purposes.

ADDITIONAL INFORMATION

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

SERVICES
Mains Water, electric and drainage. Telephone connection subject to renewal by British Telecom.

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



