



4, Bracken Row,
Fridaythorpe, YO25 9SF
£185,000



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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

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.

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			88
(81-91) B		73	
(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.

This splendid three bed semi detached house is worthy of internal inspection. Ideal purchase for small families/investor or those seeking a bolt hole/holiday cottage. Well presented accommodation offers side entrance hall, cloakroom/w.c, fitted kitchen, lounge/dining room, three bedrooms, house bathroom with separate shower and bath, integral garage and off road parking. Double glazing to windows, a cost effective heat air source pump. Viewing is strictly by appointment via the selling agents. Situated in the lovely Wolds Village.

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



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SIDE ENTRANCE

0.98m x 2.74m (3'2" x 8'11")
 Entered via UPVC side entrance door, coving to ceiling and radiator.

CLOAKROOM/WC

1.27m x 1.71m (4'1" x 5'7")
 Fitted suite comprising hand basin, low level WC, radiator, opaque double glazed window to the side elevation and extractor fan.

FITTED KITCHEN

2.65m x 2.73m (8'8" x 8'11")
 Fitted with a matching arrangement of wall and base units with working surfaces, built in fridge, electrolux built in electric hob with extractor hood over, plumbing for washing machine, tiled flooring, double glazed window to the front elevation.

LOUNGE/DINING ROOM

5.70m x 3.35m (18'8" x 10'11")
 Double glazed window to the rear elevation, radiator, under stairs cupboard, double doors to the garden, coving to ceiling and electric fire.

LANDING

3.80m x 2.03m (12'5" x 6'7")
 Radiator, access to loft, coving to ceiling and storage cupboard.

BEDROOM ONE

3.37 x 5.69m (11'0" x 18'8")
 Two double glazed windows to the front elevation, radiator, fitted wardrobes and coving to ceiling.

BEDROOM TWO

2.61m x 3.03m (8'6" x 9'11")
 Double glazed window to the front elevation, radiator and coving to ceiling

BEDROOM THREE

2.61m x 3.03m (8'6" x 9'11")
 Double glazed window to the front elevation, coving to ceiling and radiator.

FAMILY BATHROOM

1.76m x 2.86m (5'9" x 9'4")
 Fitted suite comprising shower cubicle, low level WC, pedestal hand basin, bath with mixer tap and shower attachment. opaque double glazed window to the side elevation

INTEGRAL GARAGE

Having an up and over door, power and light is connected.

OUTSIDE

Professionally landscaped terraced garden with a variety of shrubs and trees.
 Parking to the front

ADDITIONAL INFORMATION**SERVICES**

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

APPLIANCES

None of the appliances have been tested by the agents.

