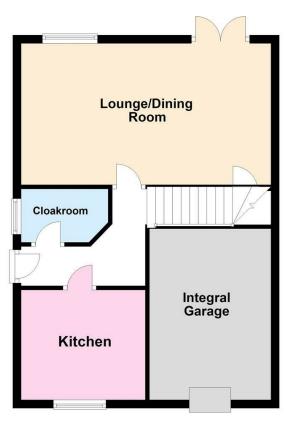
# **Ground Floor**



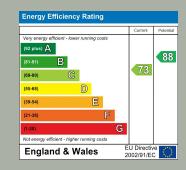


FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuati 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.



52 Market Place, Pocklington, York, YO42 2AH



contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspec their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the proper

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.



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



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







Tenure: Freehold
East Riding of Yorkshire Council
Band: B

# clubleys.com

# 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.









