CLUBLEYS

33, St. Martins Close, Fangfoss, YO41 5RA

£185,000

Occupying an enviable position within a quiet cul-de-sac, this attractive two-bedroom semi-detached bungalow offers well-presented accommodation in a sought-after village location.

Ideal for a variety of purchasers, including those looking to downsize, retire or enjoy single-level living, the property provides a practical and comfortable layout comprising a breakfast kitchen, spacious lounge/dining room, two bedrooms and a bathroom.

Externally, the property benefits from front and rear gardens, providing attractive outdoor space, together with a private driveway and garage, offering useful off-road parking and storage.

Being offered for sale with no forward chain, this property represents an excellent opportunity for buyers seeking a peaceful village home with convenient and manageable accommodation.

Early viewing is highly recommended to fully appreciate the position, setting and potential this delightful bungalow has to offer.

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

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ZOOPLA

KITCHEN
3.93m x 2.18m (12'10" x 7'1")
Entered via a UPVC front entrance door, matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit, plumbing for a washing machine, night storage heater, coving to the ceiling, UPVC side door and a double glazed window to the side elevation.

SITTING ROOM
3.42m x 5.07m (11'2" x 16'7")
Bay double glazed window to the front elevation, two wall light points, laminate flooring, coving to the ceiling and a night storage heater.

INNER HALLWAY
0.89m x 1.84m (2'11" x 6'0")
Storage cupboard and access to the loft.

BEDROOM ONE
2.96m x 3.57m (9'8" x 11'8")
Double glazed window to the rear elevation and a night storage heater.

BEDROOM TWO
2.56m x 2.66m (8'4" x 8'8")
Double glazed window to the rear elevation and a night storage heater.

BATHROOM
2.02m x 1.66m (6'7" x 5'5")
Fitted suite comprising bath with Triton shower over, pedestal hand basin, WC, part tiled walls, extractor fan and a opaque double glazed window to the side elevation.

DETACHED GARAGE
Up and over garage door.

OUTSIDE
To the front is a lawned garden and driveway to the side leading to a garage.
Lawned garden to the rear with outside tap, backing onto the school fields.

ADDITIONAL INFORMATION

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

SERVICES
Mains Water, Electricity, and Drainage.

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

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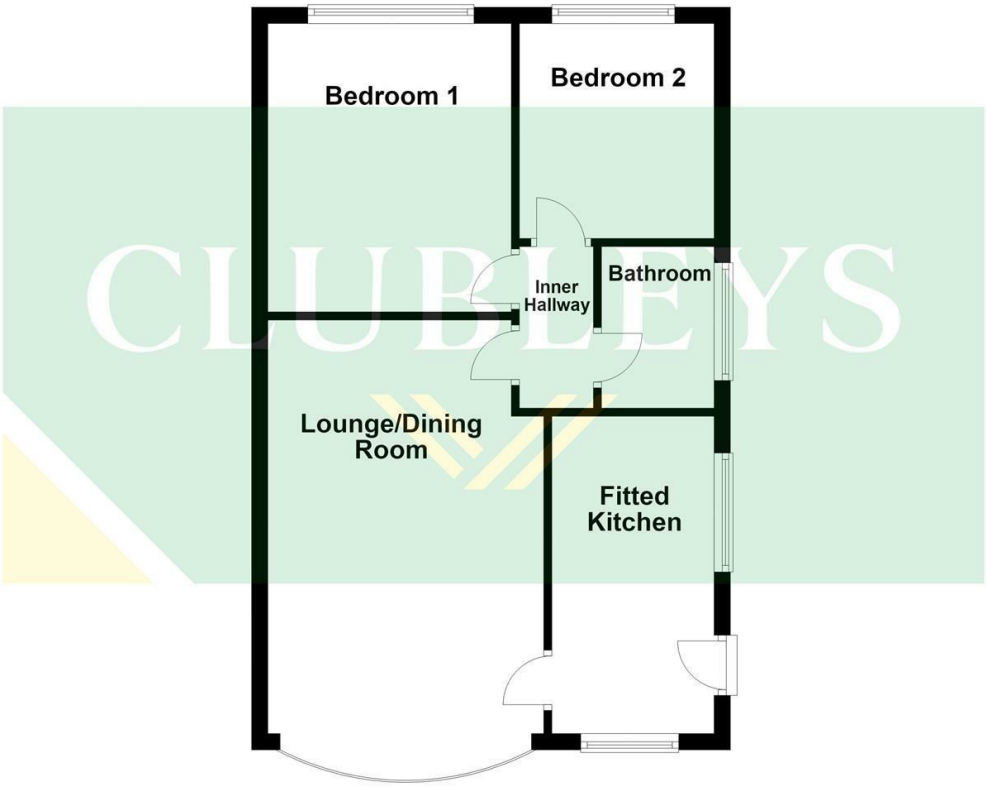
Estate Agents | Lettings Agents | Chartered Surveyors

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.

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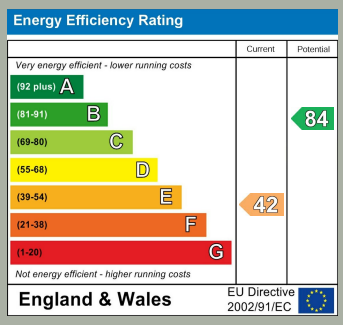

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.