

CLUBLEYS



49, North Road,
Lund, YO25 9TF
Guide Price £350,000



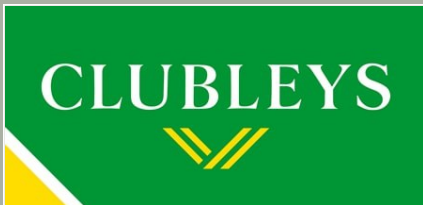
ABOUT THE PROPERTY

Set within a generous, established garden in the sought-after village of Lund, this charming double-fronted period home offers a wonderful balance of character, space and connection to the outdoors. Dating in part to the early 1900s and thoughtfully extended, the house retains beautifully proportioned rooms, exposed beams and an open fire. A welcoming sitting room sits alongside a separate dining room, flowing through to the breakfast kitchen where French doors open directly onto the garden. A ground floor WC adds everyday practicality. Upstairs are two double bedrooms, a third bedroom and family bathroom. Outside, the garden is a real highlight. A spacious patio gives way to an expansive lawn framed by mature trees, established planting and hedge boundaries. A former coal house, two brick stores and a greenhouse complete this lovely outdoor space.

Tenure: Freehold. East Riding of Yorkshire Council BAND: D







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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, tiled floor, stairs leading to first floor.

SITTING ROOM

4.62m x 3.67m (15'1" x 12'0")

Feature cast-iron open fireplace with a tiled hearth and surround, fitted cupboard to the alcove, exposed beams and radiator.

DINING ROOM

4.28m x 3.60m (14'0" x 11'9")

Archway leading to the kitchen, radiator, exposed beams and an oil-fired central heating boiler discreetly concealed behind an ornamental flame-effect feature within the dining room.

KITCHEN

2.31m x 7.45m (7'6" x 24'5")

Fitted with a range of wall and base units incorporating work surfaces and a one-and-a-half-bowl sink unit. Plumbing for an automatic washing machine, partially tiled walls, tiled flooring, two radiators, decorative exposed beams, a PVC door leading to the garden and PVC French doors also providing access to the garden.

WC

Low flush WC, partially tiled walls, tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

4.61m x 3.78m (15'1" x 12'4")

Radiator.

BEDROOM TWO

4.28m x 3.58m (14'0" x 11'8")

Radiator, fitted cupboard, fitted wardrobe.

BEDROOM THREE

2.39m max x 5.21m max (7'10" max x 17'1" max)

Laminate flooring, radiator, fitted wardrobe.

BATHROOM

Three-piece white suite comprising a panelled bath with shower over and shower screen, wash hand basin set in a vanity unit, low-flush WC, fitted cupboard, radiator, tiled flooring and partially tiled walls.

OUTSIDE

A spacious patio gives way to an expansive lawn framed by mature trees, established planting and hedge boundaries. A former coal house, two brick stores and a greenhouse complete this lovely outdoor space.

ADDITIONAL INFORMATION

SERVICES

Mains water, oil, electricity and drainage.

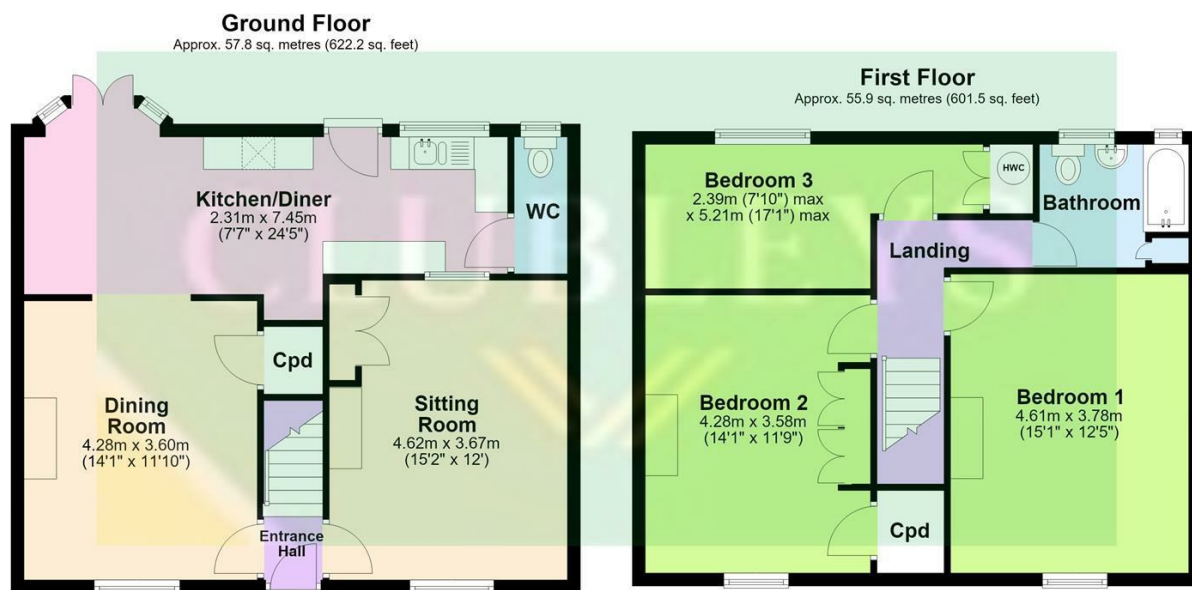
APPLIANCES

No appliances have been tested by the agent.

MATERIAL INFORMATION

The Ofcom website suggests there is a maximum download speed of Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from Three, Vodafone and O2. The checker results are predictions and should not be regarded as guaranteed.





Total area: approx. 113.7 sq. metres (1223.7 sq. feet)

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.

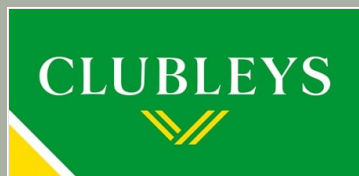
MORTGAGES

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.

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.