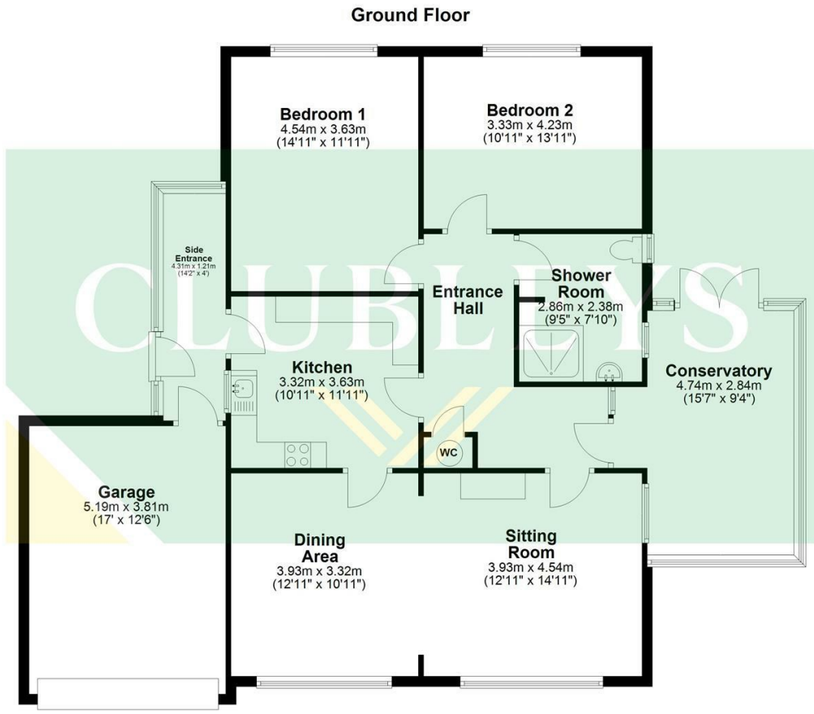


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

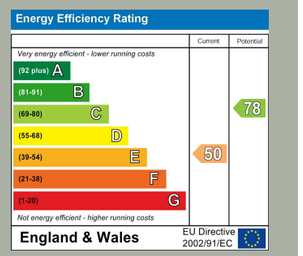
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

15, Campey Lane, Melbourne, YO42 4RB
Offers In The Region Of £335,000







OPEN TO OFFERS This charming detached bungalow occupies a delightful position within the highly sought-after village of Melbourne. Set within grounds extending to approximately 0.17 acres, the property presents an exciting opportunity for purchasers seeking a home with significant scope for enhancement and extension, subject to the appropriate planning consents. Extending to approximately 1,050 square foot, the bungalow enjoys well-proportioned and versatile accommodation throughout. Internally, the property briefly comprises a welcoming entrance hall, a spacious and light-filled lounge/dining room ideal for both relaxing and entertaining, a fitted kitchen, two generously sized double bedrooms, conservatory and a shower room. With its enviable village setting and tremendous potential this is a rare opportunity not to be missed.

For further information or to arrange a viewing appointment, please contact us today.

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

rightmove

www.clubleys.com

ZOOPLA

ENTRANCE HALL
Radiator, fitted cupboard housing hot water cylinder, and access to the loft.

CONSERVATORY
4.74m x 2.84m (15'6" x 9'3")
Brick and UPVC construction, patio doors to the rear elevation, and power points.

SITTING ROOM
4.54m x 3.93m (14'10" x 12'10")
Electric fire set in modern fire surround hearth, radiator, power points, double glazed windows to the front and side elevation. Opening to:

DINING AREA
3.33m x 3.93m (10'11" x 12'10")
Double glazed window to the front elevation, radiator, power points, and coving to the ceiling.

KITCHEN
3.62m x 3.32m (11'10" x 10'10")
Fitted wall and floor units, incorporating working surfaces, integrated oven and hob with extractor hood over, integrated fridge, stainless steel sink unit, part tiled, power points, a double radiator.

BEDROOM ONE
3.63m x 4.54m (11'10" x 14'10")
Double glazed window to the rear elevation, double radiator and power points.

BEDROOM TWO
3.33m x 4.23m (10'11" x 13'10")
Double glazed window to the rear elevation, double radiator and power points.

SHOWER ROOM
2.86m x 2.38m (9'4" x 7'9")
Tanked Wet room with easy access NO STEPS OR LIPS. Fitted shower, hand basin set in vanity unit, low flush WC, fully tiled, heated towel radiator, two opaque double glazed windows to the side elevation.

SIDE ENTRANCE
4.32m x 1.21m (14'2" x 3'11")
Brick and UPVC construction, side entrance door.

GARAGE
3.81m x 5.19m (12'5" x 17'0")
Oil fired central heating boiler, up and over door, power and light.

OUTSIDE

ADDITIONAL INFORMATION'

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

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

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











