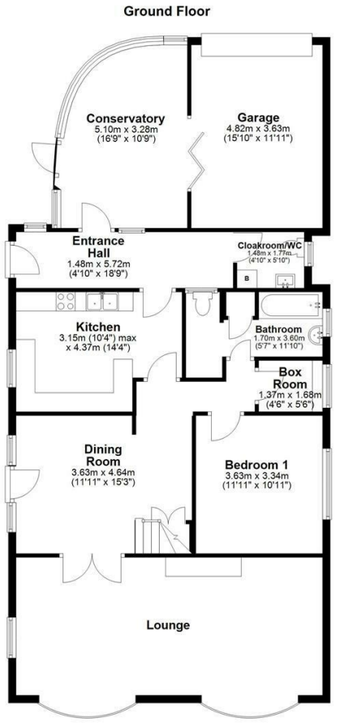
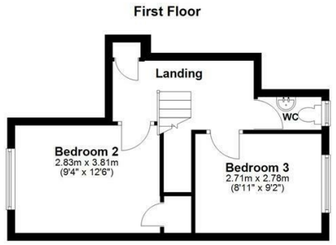




AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

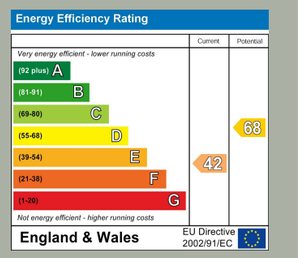
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

Lal-Koor, Park Lane, Bishop Wilton, YO42 1SS
£400,000







A home with history, wonderful views and the freedom to make it your own, this property offers an exciting opportunity to create something truly special in one of the country's most charming villages.
Built in 1933, this detached home is full of potential for buyers looking to renovate, reconfigure and introduce their own style.

The existing accommodation includes an entrance hall, kitchen, dining room, lounge, bedroom, box room and bathroom on the ground floor, with two further bedrooms upstairs. An attached garage offers additional possibilities for creating more living space, subject to the necessary consents.

Surrounded by attractive rural scenery and a welcoming village community, this is an opportunity to shape a home around your lifestyle, with the added advantage of no onward chain.

Freehold. East Riding of Yorkshire Council – Council Tax Band E.

rightmove www.clubleys.com ZOOPLA

CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire
Band: E

clubleys.com

ENTRANCE HALL
5.72m x 1.49m (18'9" x 4'10")
Entered via UPVC side door, having radiator, plumbing for washing machine, Velux window and double glazed window to the rear elevation.

CLOAKROOM
1.76m x 1.48m (5'9" x 4'10")
White suite comprising low flush WC, hand basin, oil fired central heating boiler and opaque double glazed window to the rear elevation.

CONSERVATORY
5.10m x 3.28m (16'8" x 10'9")
Brick and UPVC construction, double doors leading to the rear garden, tiled flooring, radiator, recess lighting, coving to ceiling and door leading to the garage.

KITCHEN
4.37m x 3.15m (14'4" x 10'4")
Matching arrangement of floor and wall cupboards, working surfaces incorporating double bowl stainless steel sink unit, integrated oven and hob, double radiator, boarded ceiling and double glazed window to the side elevation.

DINING ROOM
4.65m x 3.63m (15'3" x 11'10")
Double radiator, coving to ceiling, radiator, stairs to the first floor accommodation with under stairs cupboard, UPVC door to side with opaque panels to either side.
Double doors leading to;

LOUNGE
8.12m x 3.63m (26'7" x 11'10")
Tiled fireplace and hearth with open grate, three radiators, coving to ceiling, four wall light points, two bay double glazed windows to the front elevation and double glazed window to the side elevation.

BEDROOM ONE
3.63m x 3.34m (11'10" x 10'11")
Double glazed window to the side elevation, radiator and coving to ceiling.

BOX ROOM
1.68m x 1.37m (5'6" x 4'5")
Fitted cupboards and double glazed window to the side elevation.

BATHROOM
3.60m x 1.69m (11'9" x 5'6")
White suite comprising panelled bath, pedestal hand basin, low flush WC, airing cupboard housing hot water cylinder with immersion heater, radiator, fully tiled and opaque double glazed window to the side elevation.

LANDING
Access to loft space.

BEDROOM TWO
3.80m x 2.82m (12'5" x 9'3")
Radiator, fitted cupboard and double glazed window to the side elevation.

BEDROOM THREE
2.70m x 2.78m (8'10" x 9'1")
Radiator and double glazed window to the side elevation.

SEPARATE WC
0.87m x 1.72m (2'10" x 5'7")
Coloured suite comprising low flush WC, hand basin, radiator and opaque double glazed window to the side elevation.

OUTSIDE
Driveway to the side of the property leading to the garage.
The front of the property is lawned.

ATTACHED GARAGE
3.61m x 4.81m (11'10" x 15'9")
Attached to the property, roller shutter door, with power and light.

OUTBUILDINGS
3.64m x 4.79m narrowing to 2.38m (11'11" x 15'8" narrowing to 7'9")
Timber outbuilding.

ADDITIONAL INFORMATION

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

SERVICES
Mains water, electricity and drainage. The central heating is via an oil fired central heating boiler. Full fibre broadband and telephone connection subject to renewal.

COUNCIL TAX BAND
East Riding of Yorkshire Council - Council Tax Band E.

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