

CLUBLEYS



Ash Vale, York Road,
Shiptonthorpe YO43 3PH
Offers in excess of £250,000



Generous Plot* True Bungalow* Offers Potential for Expansion

A wonderful opportunity to acquire a detached bungalow that stands on an enviable plot towards the outskirts of this popular village. The bungalow stands back from the road on enviable plot having gardens to three sides and a side driveway providing plenty of parking and access to the garage. The current owners have improved the property during their occupation and enjoyed the space the property offers both internally and externally. The plot size is impressive and offers a huge amount of potential for further expansion, this of course is subject to the normal consents.



LOCATION

Shiptonthorpe is conveniently situated on the A1079 between York and Hull, and has a wonderful community spirit with regular events taking place in the village hall. There is a selection of village amenities including a bowling club, a church, 24 hour garage with a mini-supermarket, a garden centre with restaurant and coffee shop and two further restaurants and an excellent regular bus service. Ideally located for access to Market Weighton, Pocklington, Beverley, Hull (2017 city of culture), historic City of York and the Coast. Popular surrounding areas of interest include Bempton Cliffs, Burnby Hall and Gardens, Castle Howard, Sledmere House, Whitby and Bridlington. Situated on the doorstep of the Yorkshire Wolds which present amazing landscapes for walkers and cyclists along the 79 mile way.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, coved ceiling, access to roof space (partially boarded, light and ladder), radiator, dado rail, telephone point.

SITTING ROOM

6.91m x 3.60m (22'8" x 11'10")
Multi fuel stove on slate hearth, TV and satellite point, radiator x 2, coved ceiling.

LOUNGE

4.81m x 3.26m (15'9" x 10'8")
Gas fire with marble effect inset and hearth and wooden surround, radiator, coved ceiling, TV and telephone point.

KITCHEN

3.60m x 3.43m (11'10" x 11'3")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl sink unit, plumbing for automatic dishwasher, electric

oven, halogen hob, extractor hood, tiled floor, radiator.

UTILITY ROOM

2.79m x 1.91m (9'2" x 6'3")
Fitted cupboard x 2, work surface, wall mounted gas fired central heating boiler with Hive unit, tiled floor, coved ceiling.

CONSERVATORY

2.32m x 2.32m (7'7" x 7'7")
PVC windows, polycarbonate roof, tiled floor.

BEDROOM ONE

5.50m x 2.54m max (18'1" x 8'4" max)
Fitted wardrobes to one wall, coved ceiling, radiators x 2.

BEDROOM TWO

3.26m x 2.53m (10'8" x 8'4")
Fitted wardrobes x 2, radiator, coved ceiling.

BATHROOM

Three piece white suite comprising P shape bath with shower over and shower screen, low flush WC, pedestal hand wash basin, tiled floor, chrome ladder style radiator, fully tiled walls.

OUTSIDE

GARAGE

5.71m x 5.63m (18'9" x 18'6")

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

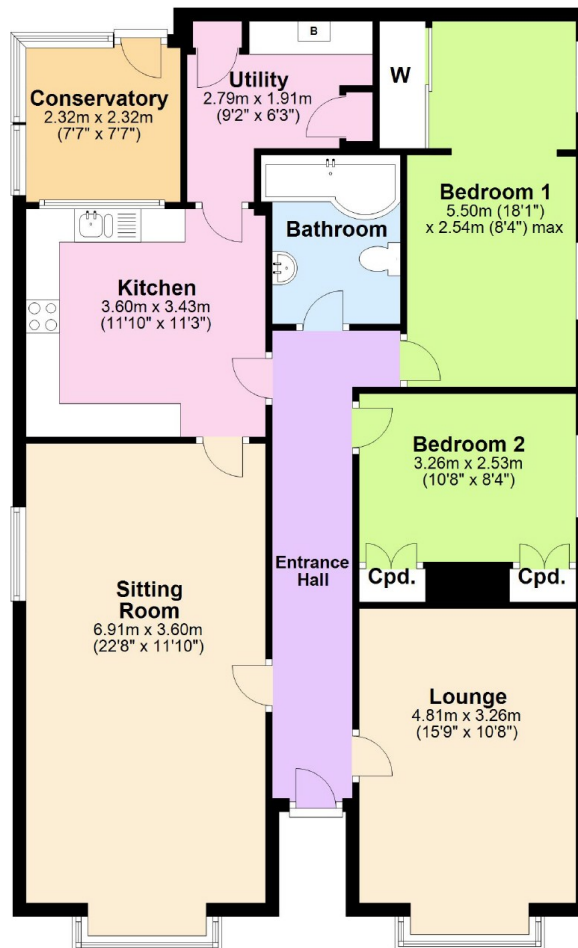
LOCAL AUTHORITY

East Riding of Yorkshire Council BAND D



Ground Floor

Approx. 107.7 sq. metres (1159.4 sq. feet)



Total area: approx. 107.7 sq. metres (1159.4 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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 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 NOTE

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 &
9 am - 3 pm Saturday.

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial

advice ring 01759 304625 or email
mortvals@dial.pipex.com

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.

MORTGAGES

We are keen to stress the importance of seeking 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 Adviser, by phoning her on 07540 536892 email 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 Services Authority



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