

CLUBLEYS



Crossfields, Town Street,  
Shiptonthorpe YO43 3PE

£300,000



**\*\*LOCATION, LOCATION, LOCATION\*\***A wonderful opportunity to acquire this 3/4 bedroom chalet style bungalow, situated in the sought after village of Shiptonthorpe. This spacious property is in excellent order throughout, standing on a generous plot, having gardens to three sides and driveway allowing ample off street parking and access to the attached double garage. The accommodation briefly comprises: Entrance hall, sitting room, kitchen, utility room, conservatory, two ground floor bedrooms, one of which could be used as a dining room and bathroom. To the first floor are two further bedrooms and separate WC. Viewing is highly recommended.

**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, laminate wood flooring, recessed ceiling lights, radiator. There is a staircase providing access to the first floor.

**SITTING ROOM**

7.56M X 3.95M (24'10" X 13'0")  
Coal effect electric fire, (gas point) with marble effect inset and hearth and wooden surround, TV and telephone point, 2 x radiators, wall light points.

**BEDROOM ONE**

3.80M X 3.80M (12'6" X 12'6")  
Radiator, wall light points.

**BEDROOM TWO/DINING ROOM**

3.80M X 3.63M (12'6" X 11'11")  
Radiator.

**BATHROOM**

Four piece white suite comprising panel bath, low flush WC, wash hand basin set on vanity unit and step in shower cubicle. Radiator, recessed ceiling lights, extractor fan.

**KITCHEN**

4.15M X 3.45M (13'7" X 11'4")  
Fitted with a range of wall and base units comprising work surfaces, electric oven and hob, extractor hood over, 1.5 bowl stainless steel sink unit, breakfast bar, part tiled walls, tiled floor.

**UTILITY**

Fitted base units with stainless steel sink unit, plumbing for automatic washing machine, tiled floor, PVC rear entrance door, archway leading to the conservatory.

**CONSERVATORY**

4.01M X 2.46M (13'2" X 8'1")  
PVC windows to two sides with brick dwarf wall below and polycarbonate roof, PVC rear entrance door, tiled floor.

**LANDING**

Eaves storage space.

**BEDROOM**

3.95M X 3.66M (13'0" X 12'0")  
Velux style window, eaves storage space, recessed ceiling lights, radiator.

**BEDROOM**

3.78M X 3.68M (12'5" X 12'1")  
Velux style window, eaves storage space, recessed ceiling lights, radiator.

**WC**

Two piece white suite comprising low flush WC, pedestal wash hand basin, eaves storage, radiator, recessed ceiling lights, partially tiled walls.

**GARAGE**

5.12M X 5.09M (16'10" X 16'8")  
Electric up and over door, power and light, wall mounted gas fired central heating boiler.

**OUTSIDE**

To the front of the property the large block paved driveway leads to the double garage and provides ample off street parking. The wrap around gardens to the rear and side of the property are laid to lawn with mixed shrub and flower borders with hedge and fenced boundaries.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

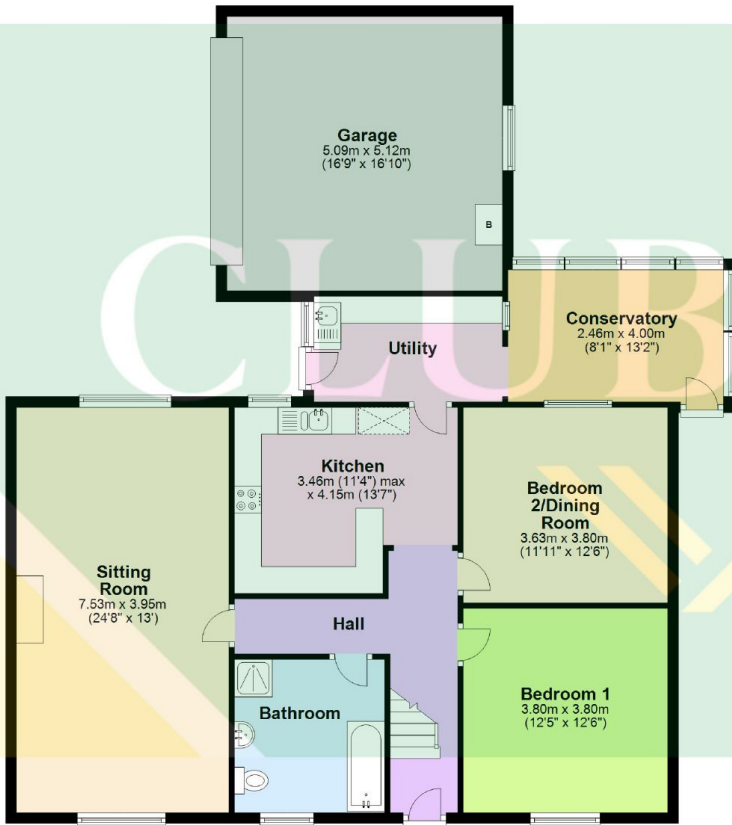
No appliances have been tested by the agent.

**LOCAL AUTHORITY**

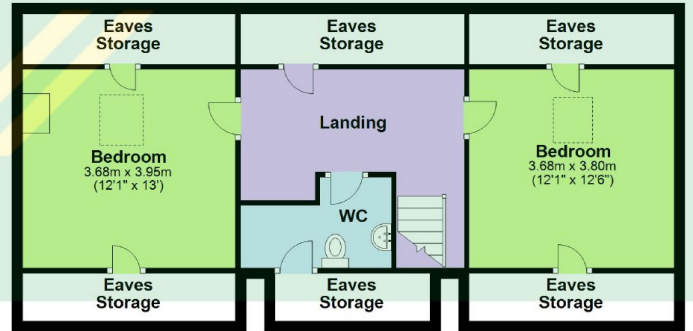
East Riding of Yorkshire Council I- Band D



**Ground Floor**



**First Floor**



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**

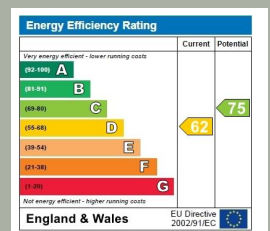
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

**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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