



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

WELLFIELD, STATION ROAD, WRESSLE, YO8 6EW
OFFERS IN REGION OF £310,000





KEY FEATURES

- DETACHED BUNGALOW
- EDGE OF VILLAGE LOCATION WITH OPEN VIEWS
- HALL, LOUNGE, KITCHEN & 2 DOUBLE BEDROOMS
- ATTACHED GARAGE – GARDENS
- OIL CENTRAL HEATING
- PVCu DOUBLE GLAZING

SITUATION

Wellfield, Station Road, Wressle, YO8 6EW is located on the edge of the village of Wressle and enjoys views over open countryside.

Wressle is 3 miles north west of Howden and 5 miles south east of Selby. Wressle is a popular rural village and has a main line train station.



DESCRIPTION

The property stands in a good sized plot and has PVCu double glazing and oil central heating and the accommodation briefly comprises:- Side Entrance-Utility, Kitchen, 15ft Central Hall, Lounge, Conservatory, 2 Double Bedrooms and Bathroom. Attached Garage and good size gardens to all sides.

Inspection recommended to appreciate the location.

ACCOMODATION

SIDE ENTRANCE/UTILITY 11' 11" x 6' 0" (3.63m x 1.83m)

Having PVCu double glazed entrance door and triple aspect PVCu double glazed window and having plumbing for automatic washer.

KITCHEN 12' 11" x 12' 0" (3.94m x 3.66m)

Having front Georgian style PVCu double glazing, range of fitted units comprising stainless steel sink unit set in laminated working surfaces to 2 sides, with built in Tricity 4 ring electric hob, cupboards drawers and appliance space under.

Larder unit with built-in electric oven and grill and pan cupboards and further laminated working surface with cupboards and drawers under and side larder unit and matching wall units over.

Eurostar oil central heating boiler, central heating radiator and carpeting.

SPACIOUS CENTRAL HALL 15' 4" x 6' 8" (4.67m x 2.03m) plus 5' 11" x 3' 2" (1.8m x 0.97m)

Having PVCu double glazed French door giving access to conservatory, ceiling coving, built-in wall cupboards, central heating radiator and carpeting.

CONSERVATORY 8' 11" x 7' 2" (2.72m x 2.18m)

Having PVCu double glazed door to rear garden adjoining PVCu double glazed panels and enjoying views over rear garden and open countryside.

LOUNGE 13' 2" x 12' 11" (4.01m x 3.94m) to extremes

Having PVCu double glazed window, ceiling coving, tiled fireplace with electric fire inset, central heating radiator and carpeting.





FRONT BEDROOM 13' 11" x 12' 0" (4.24m x 3.66m)
Having Georgian style PVCu double glazed window, ceiling coving, central heating radiator and carpeting.

2ND REAR BEDROOM 13' 11" x 11' 10" (4.24m x 3.61m)
Having PVCu double glazed window, ceiling coving, central heating radiator and carpeting.

BATHROOM 9' 9" x 5' 11" (2.97m x 1.8m) to extremes
Having PVCu double glazed window, shower cubicle with Aqualisa electric shower, pedestal wash basin and W.C. Part tiled walls, central heating radiator, airing cupboard housing cylinder with immersion heater and carpet.

OUTSIDE

INTEGRAL FRONT STORE 6' 3" x 6' 0" (1.91m x 1.83m)
Having cupboards, water tap and loft access.

FRONT GARDEN

Pleasant front garden with lawn and flower border and drive leading to:



ATTACHED GARAGE 16' 11" x 8' 7" (5.16m x 2.62m)

The attached garage has an up and over door and electrics.

SIDE GARDENS

Having oil storage tank and timber shed.

REAR GARDEN

Rear lawn garden with mature fruit trees.

SERVICES

Mains water and electricity are installed.

PVCu double glazing as detailed.

Oil Central heating.

Drainage is to a septic tank.

None of the services or associated appliances have been checked or tested.





VIEWINGS

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01430 432211 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

OUTGOINGS

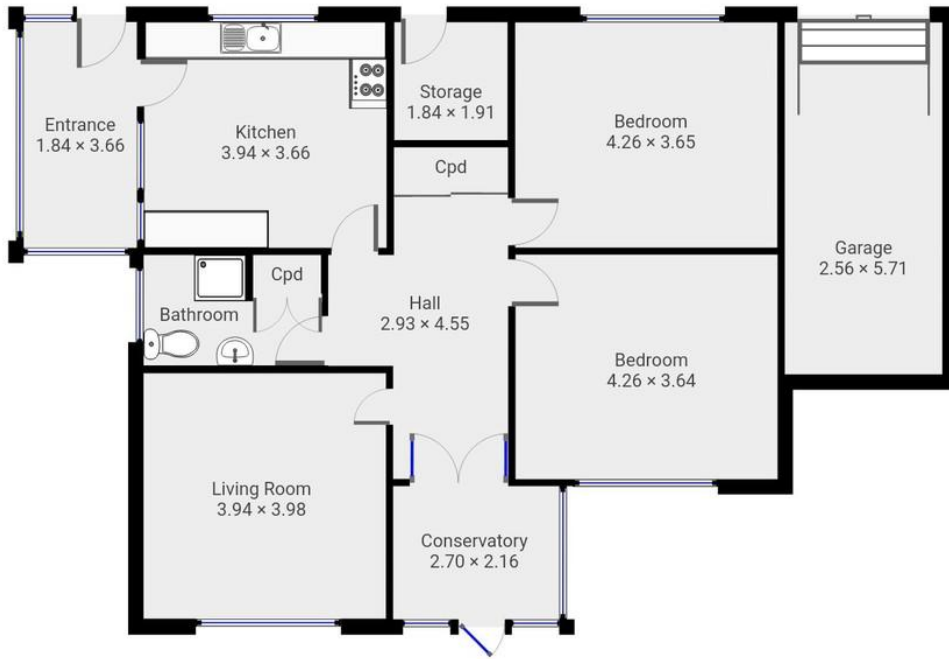
It is understood that the property is in Council Tax Band D, which is payable to the East Riding of Yorkshire Council.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	37 F	
1-20	G		