



THE LOCATION

THE PROPERTY

Situated on an exclusive development of just two houses, this gated property is sympathetically built into the surrounding landscape putting emphasis on contemporary outside/indoor living. Simply not one to miss, the property offers a serious 'wow factor' and although this can be seen from marketing images, we would strongly recommend an internal viewing to fully appreciate what this property has to offer! The property is built across three floors comprising of a lower ground level with a remarkable open plan kitchen/day room to be individually designed by the purchaser alongside Inner Style. To include bespoke oak staircase and six metre sliding doors to the rear garden. The ground floor level comprises of entrance hall, living room, cloakroom, utility room, bedroom three including en-suite and bedroom four. The first floor level comprises of master bedroom suite with dressing room, en-suite, bedroom two and family bathroom/en-suite. Externally there is a block paved driveway, access to the garage and a generous rear garden with large patio



COVID-19 VIEWING GUIDANCE

Following the Government latest guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own face coverings and gloves as required. Further guidance will be given by our team.

THE ACCOMMODATION COMPRISES

LOWER GROUND LEVEL

OPEN PLAN KITCHEN/DAY ROOM 14'6" x 33'6" (4.42m x 10.2m)

To be designed upon agreement with the purchaser and fitted by Inner Style will be an excellent range of high quality cabinet units incorporating a large kitchen island with quartz work surfaces. Integrated will appliances include oven, hob, extractor fan, combination microwave, fridge/freezer and dishwasher. Spot lighting to the ceiling, underfloor heating extending throughout the lower ground level. Tiled flooring and bespoke floating oak staircase with LED lit glass balustrade handrail leading up to the ground floor.

GROUND FLOOR

ENTRANCE HALL

Opening up through a composite external door, having veneered oak flooring with underfloor heating and recessed under stairs storage cupboard. A solid oak staircase leads to the first floor accommodation.

LIVING ROOM 16'5" x 11'5" (5.00m x 3.48m)

To the front of the property with feature bay window. Carpet flooring.

BEDROOM THREE 11'2" x 15'11" (3.41 x 4.85)

To the rear of the property. Fitted wardrobes and concealed door to en-suite. Carpet flooring.

ENSUITE 6'0" x 8'5" (1.82 x 2.57)

White three piece suite comprising of low level WC, hand wash basin and walk in shower. Spot lighting.

BEDROOM FOUR 15'1" max x 8'6" max (4.59m max x 2.59m max)

To the rear of the property with fitted wardrobes. Underfloor heating and carpet flooring. Potential use as home office.

UTILITY ROOM 7'5" x 5'0" (2.27m x 1.53m)

Veneered oak flooring with underfloor heating. Base units and floor to ceiling cupboard concealing 'comb' boiler. Quartz worktops and stainless steel sink unit. Space for tumble dryer and plumbing for washing machine.

CLOAKROOM 5'7" x 3'5" (1.70 x 1.03)

Veneered oak flooring with underfloor heating. Low level WC and hand wash basin and vanity cupboard.

FIRST FLOOR

LANDING

Oak staircase with glass balustrade leads up to the landing with double storage cupboard and velux roof light.

MASTER BEDROOM 13'3" x 12'5" (4.04m x 3.78m)

To the rear of the property offering master bedroom suite with spot lighting, carpet flooring with access through to the...

DRESSING AREA 7'5" x 9'2" (2.26 x 2.80)

Having fitted wardrobes and carpet flooring. Spotlighting. Opening into the...

ENSUITE 7'5" x 12'3" (2.26 x 3.73)

White contemporary four piece suite comprising of low level WC, hand wash basin, free standing bath and large walk in shower. Tiled walls and floor. Front aspect frosted Dorma window. Spot lighting to the ceiling.

BEDROOM TWO 15'6" x 11'11" (4.73m x 3.64m)

To the rear of the property with fitted wardrobes having a concealed door to en-suite/family bathroom.



FAMILY BATHROOM 13'0" x 7'7" (3.97m x 2.31m)

White contemporary four piece suite comprising of low level WC, hand wash basin, free standing bath and large walk in shower. Tiled walls and floor. Front aspect frosted Dorma window. Spot lighting to the ceiling.

EXTERIOR

The exclusive development is accessed through wrought iron electric gates.

GARDEN

Wrought iron electric gate gives access to the property and driveway. The rear garden is laid mainly to lawn with shrubbery plot for decorative planting and side gravelled pathway. Steps lead down to an extensive sunken patio (7.34m x 6.93m) with wall mounted lighting and wrought iron fencing either side.

DRIVEWAY AND GARAGE

Block paved driveway with provides ample parking for four or more vehicles, outside lighting to the walls and fascia . External power sockets and tap. Garage with remote controlled electric thermal roller door. Power and lighting.

ADDITIONAL INFORMATION

WARRANTY

10 year structural warranty provided by "Litten Associates Ltd" Indemnity limit £2,000,000 Recognised by "UK Council of Mortgages Lenders"

Wiring Specification to NICEIC/NAPIT Standards - Warranty provided by builder/installer for 12 months

All plumbing/heating installation to carry 1 year warranty (extended warranty to 7 years available on boiler if serviced annually).

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council

TENURE

Freehold

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 professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.





Floor Plan

This plan is for illustrative purposes only



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			103
(92 plus)	A		
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	