

CLUBLEYS



Clytha, York Road,
Shiptonthorpe YO43 3PS

£200,000



Clytha stands in a prominent position on the outskirts of this popular village within easy reach of both Market Weighton, Pocklington and more widely York, Beverley and Hull. The property has gardens to the front, side and rear of the bungalow with side driveway providing parking for numerous vehicles and access to the garage. The bungalow is in need of updating and offers buyers an opportunity to put their own mark on the property by way of improving it in its current format or potentially extending (subject to the relevant permissions). A unique opportunity not to be missed, viewing by appointment only.



LOCATION

Shiptonthorpe 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 chapel, a church, garage which is open 24 hours with a mini-supermarket, a garden centre with restaurant and coffee shop and two further restaurants and an excellent regular bus service. Ideally located on the A1079 for access into Market Weighton and Pocklington for a wider variety of facilities. The village is also only 14 miles from the M62 motorway network, offering access to other parts of the country.

THE ACCOMMODATION COMPRISES

PORCH

Front entrance door, tiled floor.

HALLWAY

Entrance door, radiator, telephone point.

SITTING ROOM

3.53m x 3.19m (11'7" x 10'6")
Open fire with decorative tiled fireplace and hearth, radiator, TV aerial point, bay window to the front.

LOUNGE

3.53m x 3.15m (11'7" x 10'4")
TV aerial point, bay window to the front.

DINING ROOM

4.66m x 3.37m (15'3" x 11'1")
Tiled fireplace and hearth, two fitted cupboards, radiator, ceiling coving.

KITCHEN

2.83m x 2.75m (9'3" x 9'0")
Fitted with a range of wall and base units comprising work surfaces, single drainer sink unit, plumbing for automatic washer, part tiled walls, Pvc rear entrance door.

PANTRY

Shelved.

CONSERVATORY

3.62m x 1.73m (11'11" x 5'8")
Pvc windows to three sides with French doors to the garden, poly roof.

LOBBY

Access to roof space.

BEDROOM 1

3.15m x 2.97m (10'4" x 9'9")
Radiator, fitted wardrobe.

BEDROOM 2

2.98m max x 2.02m (9'9" max x 6'8")
Radiator, fitted wardrobe with bed recess.

BATHROOM

1.96m x 1.82m (6'5" x 6'0")
Four piece coloured suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin, panelled bath, radiator, part tiled walls.

OUTSIDE

The property has gardens to the front, side and rear of the bungalow with side driveway providing parking for numerous vehicles and access to the garage.

STORE

GARAGE

Double timber doors.

ADDITIONAL INFORMATION

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

**Please note that any services, heating system or appliances have not been tested, and no

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council BAND C



Ground Floor

Approx. 94.7 sq. metres (1018.9 sq. feet)



Total area: approx. 94.7 sq. metres (1018.9 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.

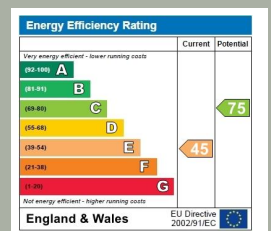
MORTGAGES

We are keen to stress the importance of seeking 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 Clubleys & 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.



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