

CLUBLEYS



Welton Service Station, York Road,
Shiptonthorpe YO43 3PS

£255,000



A modern detached true bungalow standing on a generous plot having a brick built garage and outside office area. The property is set back from the road having dual access via wrought iron gates. The gravelled driveway provides an abundance of parking and access to the garaging and lawned garden which stands to the rear. This property would appeal not only to those seeking single storey living but also families looking for a contemporary property or those that would like the option of home working away from the main dwelling. The bungalow is offered to the market with NO CHAIN involved.

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

SITTING ROOM

6.00m x 3.13m (19'8" x 10'3")
Pvc front entrance door, radiator, ceiling coving, TV aerial point, stove set on a marble effect hearth.

BEDROOM 2

4.09m x 3.13m (13'5" x 10'3")
Fitted wardrobe with bed head recess.

INNER HALL

Ceiling coving, recessed ceiling lights.

BEDROOM 1

3.38m x 3.05m (11'1" x 10'0")
Fitted wardrobes with bed head recess, TV aerial point, arch to...

DRESSING AREA

2.40m x 2.19m (7'10" x 7'2")
Fitted drawer units.

BEDROOM 3

3.59m x 3.38m (11'9" x 11'1")
Radiator, access to roof space.

DINING KITCHEN

6.50m x 2.65m (21'4" x 8'8")
Fitted with modern wall and floor units comprising work surfaces, 1.5 bowl stainless

steel sink unit, integrated dishwasher, integrated fridge freezer, electric oven with ceramic hob and chimney hood over, fitted breakfast table, recessed ceiling lights, ceiling coving, part tiled walls, radiator.

LOBBY

Radiator, recessed ceiling lights, ceiling coving.

BATHROOM

3.29m x 2.19m (10'10" x 7'2")
Four piece white suite comprising step in shower cubicle, pedestal wash hand basin, low flush WC, step up corner bath, tiled floor, fully tiled walls, recessed ceiling lights, chrome ladder style radiator, extractor fan.

UTILITY

2.35m x 2.30m (7'9" x 7'7")
Fitted base unit, fitted cupboard housing wall mounted gas fired central heating boiler, radiator, part tiled walls, rear entrance door.

OUTSIDE

A good sized plot offering a wealth of outside space with detached garage and adjoining office. The property has dual access via wrought iron gates onto the gravelled driveway which provides private parking for numerous vehicles. The rear garden is laid to lawn with a paved patio area directly adjacent to the property.

GARAGE

Up and over door, power and light. Adjoining office space.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

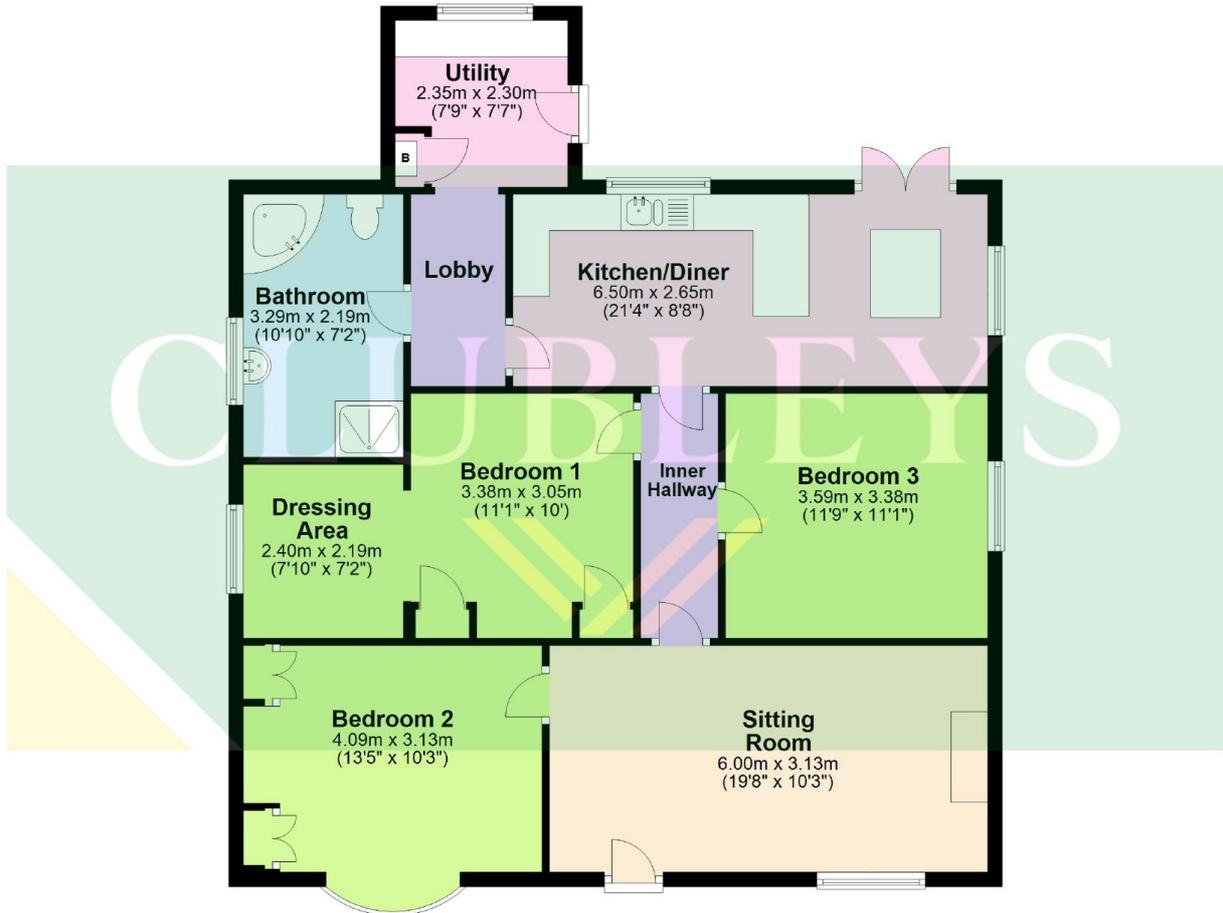
LOCAL AUTHORITY

East Riding of Yorkshire Council BAND C



Ground Floor

Approx. 100.5 sq. metres (1081.6 sq. feet)



Total area: approx. 100.5 sq. metres (1081.6 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

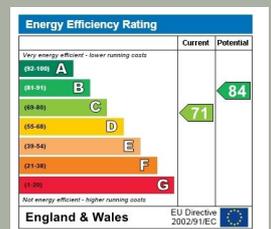
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

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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