

CLUBLEYS



Burnlea, York Road,
Shiptonthorpe YO43 3PG
Offers over £230,000



A most deceptively spacious cottage that stands in a convenient location and forming part of the sought after village of Shiptonthorpe. The current vendors have invested heavily in the property since their occupation transforming the place into an impressive family home with contemporary fittings yet still retaining the original charm and character of the cottage. The rear lobby provides access to the property from the rear parking area into the spacious kitchen with dining area. The central hallway has a cloakroom off and allows access into the fitted utility room, formal lounge and dining room. Upstairs the three bedrooms are all of a good size, the master bedroom has the original fireplace as the central feature. The bathroom is modern but sympathetic to the age of the cottage having wood panelling to the main bathroom area and tiled double shower ideal for family living. Outside the gated parking area has a shared access for the neighbouring property. A garage provides additional parking and side access to the lawned garden that stands to the rear. A private retreat with two seating areas ideal for al fresco dining and entertaining family and friends.



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

ENTRANCE PORCH

Front entrance door, tiled floor.

LOUNGE

4.09m x 3.66m (13'5" x 12'0")

Log burning stove set in a brick set fireplace and stone hearth with wood surround. TV aerial point, wall light points, ceiling coving, radiator, archway to the dining room.

DINING ROOM

3.66m x 2.89m (12'0" x 9'6")

Telephone point, radiator, ceiling coving.

INNER HALLWAY

Tiled floor, dado rail, ceiling coving, stairs leading to first floor.

CLOAKROOM

Two piece white suite comprising low flush WC, wash hand basin, part panelled walls, tiled floor.

KITCHEN/BREAKFAST ROOM

7.00m max x 2.84m (23'0" max x 9'4")

Fitted with a range of wall and base units comprising 1.5 bowl stainless steel sink unit, Kenwood electric oven with gas hob and extractor hood over, integrated dishwasher, fridge and freezer, two vertical radiators, decorative beams, recessed ceiling lights, rear entrance door.

UTILITY

3.84m x 2.04m (12'7" x 6'8")

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit,

fitted cupboard, plumbing for automatic washer, wall mounted gas fired central heating boiler, radiator, access to roof space.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space (ladder, light and partially boarded). Ceiling coving, dado rail.

BEDROOM 1

4.09m x 3.66m (13'5" x 12'0")

Decorative cast iron fireplace, radiator, ceiling coving.

BEDROOM 2

3.87m x 2.90m (12'8" x 9'6")

Radiator, ceiling coving.

BEDROOM 3

3.66m x 2.89m (12'0" x 9'6")

Radiator, ceiling coving.

BATHROOM

3.87m x 2.04m (12'8" x 6'8")

Four piece white suite comprising panelled bath with mixer tap shower attachment, low flush WC, pedestal wash hand basin, walk in shower, fitted cupboard, part panelled walls, extractor fan, traditional style radiator with towel rail.

OUTSIDE

Outside the gated parking area has a shared access for the neighbouring property. A garage provides additional parking and side access to the lawned garden that stands to the rear. A private retreat with two seating areas ideal for al fresco dining and entertaining family and friends.

GARAGE

6.47m x 3.59m (21'3" x 11'9")

Double doors, power and light, stairs accessing further storage above.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

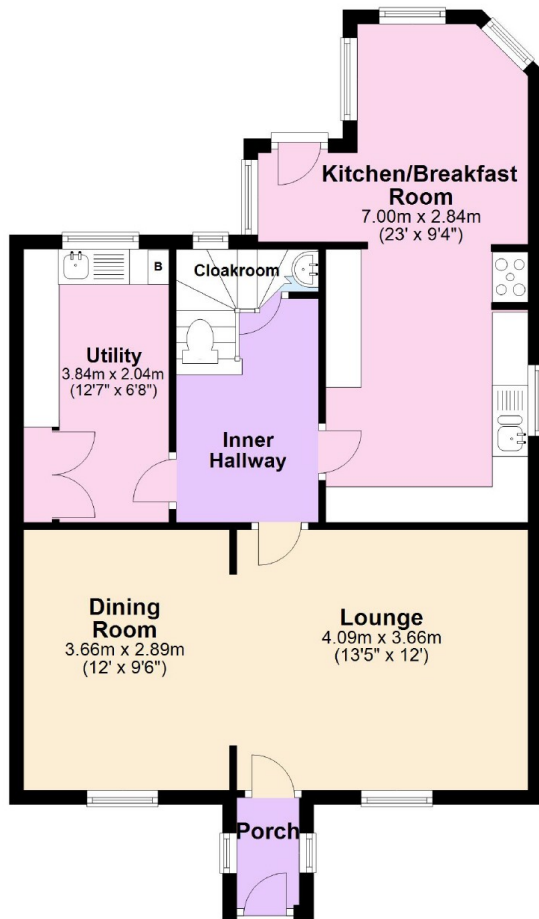
LOCAL AUTHORITY

East Riding of Yorkshire BAND C



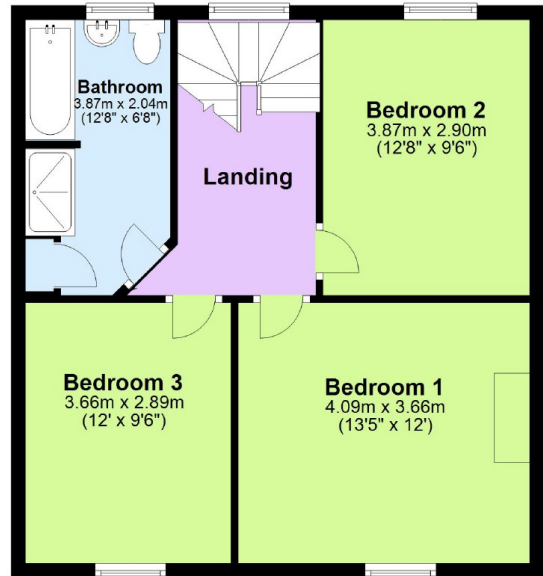
Ground Floor

Approx. 64.4 sq. metres (693.3 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.5 sq. feet)



Total area: approx. 118.4 sq. metres (1274.8 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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