



### LOCATION

Fridaythorpe sits within the heart of The Wolds and is an ideal location in which to combine rural living with commuting via good road and rail links. The closest primary school is located at Wetwang which is a few miles away and also Sledmere and Leavening with secondary education in Driffield and Pocklington.



Lavender Cottage, Main Street,  
Fridaythorpe YO25 9RS  
Price £135,000



### TRAVEL

19.8 Miles

York

26.6 Miles

Hull

21.1 Miles

Beverley

### APPROX

Distance by (Car)

11 Miles

A1079

15.6 Miles

A64

9.6 Miles

Driffield



Chartered Surveyors

Estate Agents

Lettings Agents &

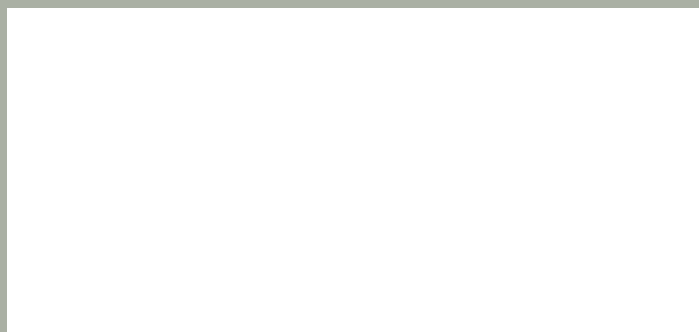
Auctioneers

52 Market Place, Pocklington, York, YO42 2AH

01759 304040

pocklington@clubleys.com

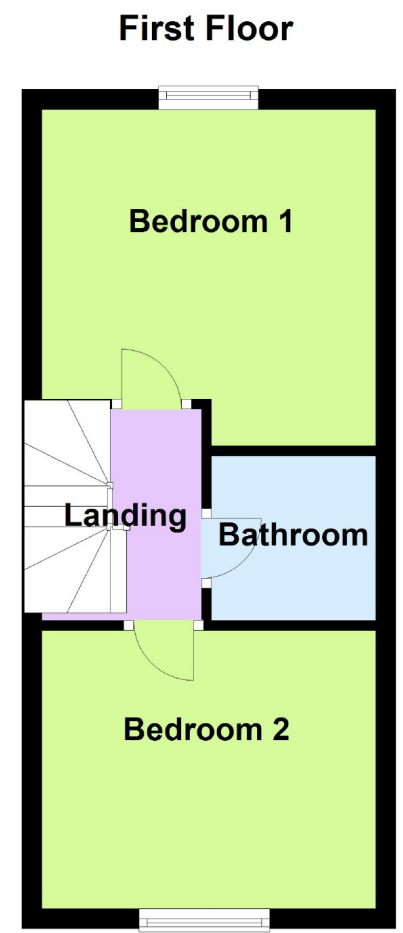
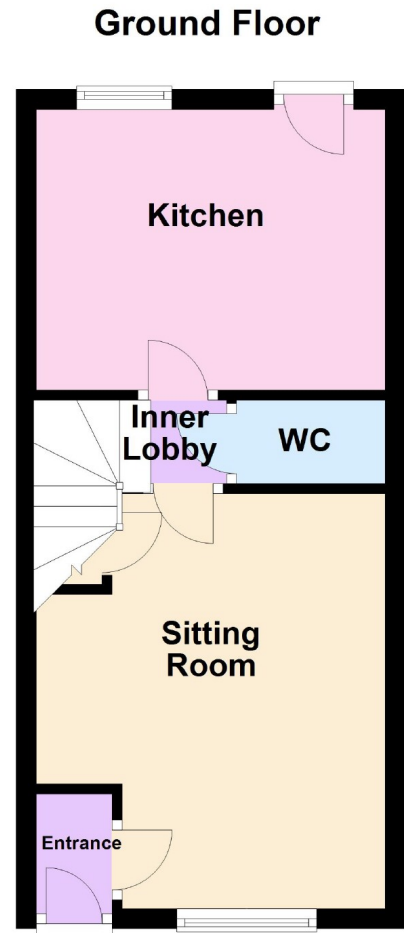
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Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Offered with the advantage of no onward chain, we are delighted to offer to the open market this attractive inner terraced town house built in 2002. The smart well presented property is ideal purchase for the first time buyer/investor or bolt hole. Located in the Wolds village of Fridaythorpe with good access to Pocklington, York, Driffield and The East Coast. Entered via a front entrance door with a lovely light sitting room with laminate flooring, inner hallway with stairs leading to the first floor accommodation and cloakroom/w.c off, well equipped dining kitchen, on the first floor lies two double bedrooms and bathroom. Attractive low maintenance garden with allocated parking.

## ROOM MEASUREMENTS

Entrance Hall		Garden
Sitting Room	3.53m x 4.16m	Allocated Parking
Inner Lobby		
Cloakroom WC		
Dining Kitchen	3.51m x 2.81m	
Landing		
Bedroom One	3.51m x 3.38m to 2.86m	
Bedroom Two	3.53m x 2.86m	
Family Bathroom		

### 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](mailto: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](mailto: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