



# Chris Clubley & Co.

Chartered Surveyors, Estate Agents & Letting Agents

Thorpe Whin,  
 Thorpe Le Street, Everingham, YO42 4LJ  
 Reduced to £295,000



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**REDUCED** An individually designed 3 Bedroomed Detached Bungalow set in approx 2.02 hectares and located in open countryside. The accommodation comprises: Entrance Hall, Sitting Room, Dining Room, Fitted Kitchen, Utility Room, Cloakroom, 3 Bedrooms and Bathroom. Oil fired central Heating and sealed double glazing. Archway to covered walkway and Brick Garage. Mature gardens surround the property with lawns, patios, shrub, herbaceous borders with fields beyond. **THERE IS AN AGRICULTURAL OCCUPANY CLAUSE ON THIS PROPERTY**  
 P/3743/0110

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# Everingham

## DESCRIPTION

An individually designed 3 Bedroomed Detached Bungalow set in approx 2.02 hectares and located in open countryside. The accommodation comprises: Entrance Hall, Sitting Room, Dining Room, Fitted Kitchen, Utility Room, Cloakroom, 3 Bedrooms and Bathroom. Oil fired central Heating and sealed double glazing. Archway to covered walkway and Brick Garage. Mature gardens surround the property with lawns, patios, shrub, herbaceous borders with fields beyond. THERE IS Subject to an Agricultural Occupancy restriction. P/3743/0110

## LOCATIONS

The property is located in the hamlet of Thorpe-le-Street just off the A1079 near the village of Shiptonthorpe where the usual village facilities are offered. The market towns of Pocklington and Market Weighton offer a greater range of facilities.

## DIRECTIONS

On leaving our Market Place office, head towards The Balk and A1079 Hull - York Road. At the junction of the A1079 turn left towards Market Weighton, passing the village of Hayton and on to the dual carriageway. Just before the end of the dual carriageway turn right signposted Everingham, Thorpe le Street and Thorpe Wynn is on the right hand side identified by our for sale board.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Glazed entrance door and side panel, radiator, ceiling coving, wall light point.

### SITTING ROOM

24'6" x 13'11" (7.47m x 4.23m)  
Windows to 3 elevations, 2 radiators, Brick fireplace with open grate, tiled hearth, matching display cabinets TV stand, power points and TV point

### DINING ROOM

Patio doors to rear garden, 2 radiators, television point, powerpoints.

### BREAKFAST KITCHEN

13'7" x 12'3" (4.13m x 3.73m)  
Fitted with range of wall and floor units, work surfaces, 1.5 bowl sink with tiled splashback, electric double oven, 4 ring electric hob, 1.5 bowl sink with tiled splashback, integrated dishwasher, shelved pantry and fitted cupboard.

### UTILITY ROOM

12'0" x 8'6" (3.67m x 2.59m)  
Fitted wall and floor units, stainless steel sink unit, oil fired central heating boiler, radiator.

### CLOAKROOM

White suite comprising low flush wc, hand basin, radiator

### BATHROOM

Cream suite comprising, panelled bath, pedestal hand basin, low flush wc, shower cubicle, part tiled walls, shaver point, radiator.

### BEDROOM 1

13'11" x 11'6" (4.24m x 3.51m)  
Ceiling coving, radiator, power points.

### BEDROOM 2

11'7" x 11'5" (3.53m x 3.47m)  
Ceiling coving, radiator, power points.

### BEDROOM 3

12'5" x 9'11" (3.78m x 3.03m)  
Ceiling coving, radiator, power points.

### OUTSIDE

Enclosed covered walk way, door to rear garden, personal door to entrance.

### GARAGE

Up and over door, power and light.

### GARDENS AND LAND

The property has the benefit of mature, well stocked gardens, comprising, lawns, patio's, herbaceous shrub beds and borders enclosed by hedging and borders, open fields, the whole set in approx 2.02 hectares.

## APPLIANCES

None of the electrical or gas appliances have been tested by the Agent.

## SERVICES

Mains Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

## MORTGAGES

Chris Clubley & Co Ltd are introducers to Acorn Associates Incorporated at The Mortgage Advice Centre, 38 High Street, Market Weighton, YO43 3AH. 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 Adviser, by phoning him on 01430 871112 or by contacting any member of staff.

Your home may be repossessed if you do not keep up repayments on your mortgage.

## FLOOR PLAN

This Plan is for illustrative purposes only

## LOCAL AUTHORITY

East Riding Of Yorkshire

## TENURE

Freehold

## VIEWING

By appointment with the agent.

## OPENING HOURS

9 am to 5:30 pm Monday to Friday  
9 am to 12 pm Saturday  
9 am to 2 pm on Bank Holidays

## 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 01482 662211 for further information or to arrange for one of our valuers to call.

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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. We don't normally charge a broker fee; however should a fee be charged it will typically be £200, payable on completion. The precise amount will depend on your circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage.

