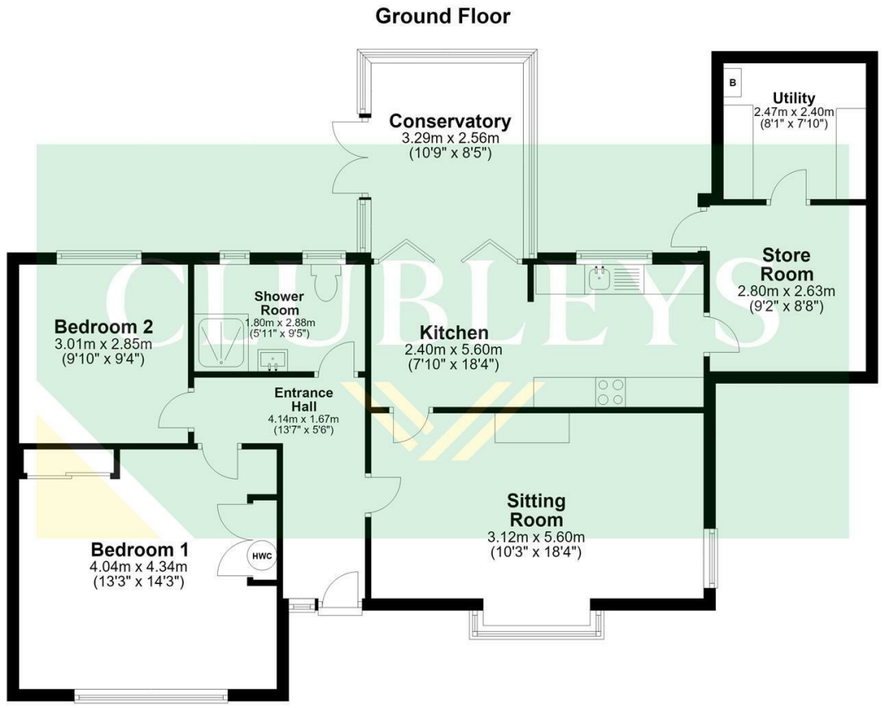


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

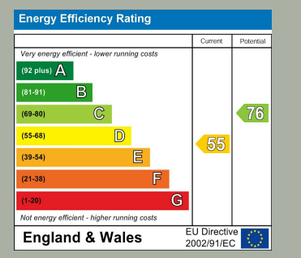
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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 Conduct Authority.

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 a 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

CLUBLEYS

Chequers, Main Street, Melbourne, YO42 4RE
£320,000







Chequers is an immaculate two-bedroom detached bungalow occupying a generous corner plot in the sought-after village of Melbourne.

The accommodation comprises a cosy sitting room with log-burning stove, a well-equipped kitchen with bi-folding doors opening into a bright conservatory, two bedrooms, including the master with fitted wardrobes, and a shower room. A utility room and separate store room provide additional storage.

Externally, the property benefits from gardens to the front and rear, along with a gravelled driveway providing off-street parking.

An excellent opportunity for those seeking single-storey living in a popular village location. Early viewing is highly recommended.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D.

rightmove

www.clubleys.com

ZOOPLA

ENTRANCE HALL
1.69m x 4.15m max (5'6" x 13'7" max)
Entered via front entrance door, having oak effect laminate wood flooring, opaque double glazed window to the front elevation and radiator.

SITTING ROOM
5.60m x 3.12m (18'4" x 10'2")
Log burner in feature surround, bay double glazed window to the front elevation, laminate flooring and further double glazed window to the side elevation.

KITCHEN
5.60m x 2.40m (18'4" x 7'10")
Fitted with matching arrangement of floor and wall units, working surfaces, Leisure Cookmaster oven, extractor fan over, composite sink unit with mixer tap, radiator, recess lighting, double glazed window to the rear elevation, bi-folding doors opening to;

CONSERVATORY
3.29m x 2.56m (10'9" x 8'4")
Brick and UPVC construction with double doors to the side elevation.

STORE ROOM
2.63m x 2.89m (8'7" x 9'5")
Personal door to the side elevation. There is an up and over garage door that has been boarded up which could be reopen.

UTILITY
2.47m x 2.40m (8'1" x 7'10")
Fitted with wall and base units, work surfaces, stainless steel sink unit, plumbing for a washing machine and Worchester oil boiler.

BEDROOM ONE
4.31m x 4.05m (14'1" x 13'3")
Double glazed window to the front elevation, fitted sliding wardrobes to one wall, radiator and cupboard housing hot water cylinder.

BEDROOM TWO
2.84m x 3.01m (9'3" x 9'10")
Double glazed window to the rear elevation, recess lighting, radiator and access to the loft.

SHOWER ROOM
1.80m x 2.88m (5'10" x 9'5")
Fitted suite comprising walk in Aqualisa shower, low flush WC, wash hand basin, two chrome ladder style radiators, fitted mirrored cupboard, part tiled walls, recess lighting and two opaque double glazed windows to the rear elevation.

OUTSIDE
Gravelled driveway providing off street parking to the front of the property. Enclosed rear garden laid to lawn, patio seating area, garden shed, and access on either side.

ADDITIONAL INFORMATION

APPLIANCES
None of the above appliances have been tested by the Agent.

SERVICES
Oil, electricity and drainage. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band D.

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