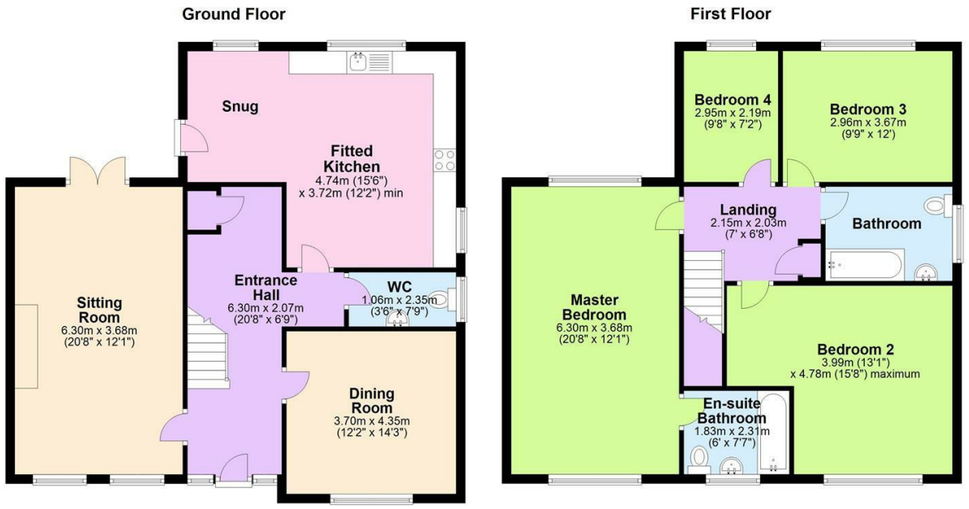


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

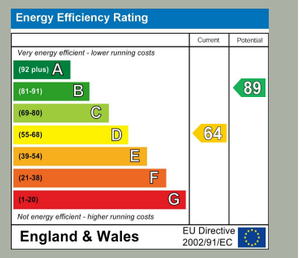
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

Chestnut House, Bielby, YO42 4JW
£469,950







Set back from the road behind generous gardens, Chestnut House offers a wonderful sense of space and privacy, with room for family life to unfold. This attractive four-bedroom detached home enjoys a rural village setting, with spacious, thoughtfully arranged accommodation designed for both everyday living and entertaining.

The sitting room features an integrated fire, while a separate dining room provides space for family gatherings. The fitted kitchen connects with a cosy snug, creating a relaxed space to spend time together. Upstairs, four well-proportioned bedrooms offer flexibility for growing families or those working from home. The principal bedroom benefits from dual windows and an en-suite shower room, alongside a family bathroom with a separate bath and shower.

Outside, a long driveway with turning area leads to a detached double garage, with generous front gardens adding to the home's appeal.

Tenure: Freehold Local Authority: East Riding of Yorkshire Council Council Tax Band: E

rightmove www.clubleys.com ZOOPLA

ENTRANCE HALL
2.06m x 6.29m (6'9" x 20'7")
Entered via composite front entrance door with opaque double glazed windows to either side, having stairs to the first floor accommodation with under stairs cupboard, coving to ceiling, tiled flooring and designer radiator.

CLOAKROOM/WC
1.05m x 2.36m (3'5" x 7'8")
Fitted suite comprising low level WC, hand basin, chrome radiator and opaque double glazed window to side elevation.

DINING ROOM
3.65m x 4.35m (11'11" x 14'3")
Radiator and double glazed window to front elevation.

SITTING ROOM
3.68m x 6.29m (12'0" x 20'7")
Integrated fire, laminate flooring, coving to ceiling, recess lights, radiator, double glazed doors to rear elevation and double glazed window to front elevation.

FITTED KITCHEN
4.74m x 3.64m (15'6" x 11'11")
Range of floor and wall cupboards, working surfaces, breakfast bar, one and a half stainless steel sink unit, built in dishwasher, built in double oven, induction hob with extractor hood over, plumbing for washing machine, coving to ceiling, recess lighting, tiled flooring, designer radiator, oil central heating boiler in concealed cupboard and double glazed window to rear and side elevation.

SNUG
2.16m x 2.94m (7'1" x 9'7")
Having tiled flooring, radiator, opaque external side door and double glazed window to rear elevation.

LANDING
2.18m x 2.04m (7'1" x 6'8")
Having access to loft and airing cupboard housing hot water cylinder.

MASTER BEDROOM
3.71m x 6.29m (12'2" x 20'7")
Two radiators and double glazed window to front and rear elevation.

EN-SUITE BATHROOM
2.31m x 1.83m (7'6" x 6'0")
Fitted suite comprising bath, pedestal hand basin, low flush WC, chrome radiator, tiled flooring and opaque double glazed window to front elevation.

BEDROOM TWO
4.78m narrowing to 3.44m x 3.99m (15'8" narrowing to 11'3" x 13'1")
Radiator and double glazed window to front elevation.

BEDROOM THREE
2.96m x 3.67m (9'8" x 12'0")
Radiator and double glazed window to rear elevation.

BEDROOM FOUR
2.17m x 2.95m (7'1" x 9'8")
Coving to ceiling, radiator and double glazed window to rear elevation.

FAMILY BATHROOM
Fitted suite comprising P shaped bath with shower over, side screen, pedestal hand basin and low level WC.

DOUBLE GARAGE
5.60m x 4.18m (18'4" x 13'8")
Having an up and over door, power and light is connected.

OUTSIDE
The property is set back from the Main Street, with gravelled driveway and turning area, This driveway continues to the rear of the property where there is a brick built double garage and further parking for numerous vehicles including room for a motorhome or large caravan. The gardens are mainly laid to lawn with flower and shrub borders.

ADDITIONAL INFORMATION

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 and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the 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.

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

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

COUNCIL TAX BAND
East Riding of Yorkshire Council - Council Tax Band E.



