



Oaklands
Camblesforth
YO8 8HH

£195,000

- Extended Detached House
- Three Double Bedrooms
- En Suite & Dressing Room
- Modern Shower Room
- Kitchen & Dining Rooms
- Carport & Garage
- Gardens Front & Rear
- EPC Rating C

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Registered in England No 8047217 Registered Office: Suite One,
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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Camblesforth- Tastefully & substantially extended detached property located in the village of Camblesforth which offers excellent commuter links throughout the region. The property benefits from Upvc DG, gas CH, multi vehicle parking to include carport & garage (ideal for caravan/motorhome). The accommodation comprises to the groundfloor, modern walnut-effect kitchen, dining room, lounge, office, two double bedrooms and good quality modern shower room. Attractive spiral staircase rising to first floor accommodation/extension. To the first floor is a stunning & spacious master bedroom with high quality en suite and dressing room. Viewing is strongly recommended.

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc side entrance door with double glazed opaque insert leads into

KITCHEN 9' 1" x 10' 0" (2.77m x 3.05m) Fully fitted modern kitchen with a good variety of wall and base units finished in walnut effect with stainless steel T-bar door and drawer furniture, marble effect food preparation surfaces and splash backs with coordinating ceramic splash back tiling, stainless steel cooker splash back with matching chimney style extractor hood, single bowl circular stainless steel sink with contemporary style mixer tap, plumbing for automatic washing machine, ceiling mounted spotlights, oak effect laminate wood flooring, Upvc double glazed window to the front with fitted Venetian blind. Archway leads into

DINING ROOM 8' 1" x 11' 2" (2.46m x 3.4m) With good quality oak effect laminate wood flooring running through from kitchen, double central heating radiator coving to the ceiling and Upvc double glazed window to the side with fitted horizontal blinds and internal doors leading off.

LOUNGE 17' 8" x 11' 11 max" (5.38m x 3.63m) With attractive marble effect fire surround with matching raised hearth housing contemporary style electric fire with pebbled inserts, coving to the ceiling, central heating radiator and Upvc double glazed window to the front with fitted venetian blinds overlooking the front garden. Opening into

OFFICE EXTENSION 16' 0" x 11' 0 max" (4.88m x 3.35m) With good quality oak effect laminate wood flooring to matching kitchen and dining room, central heating radiator, fitted wall lights, power points, internal window into inner hallway and Upvc double glazed windows to both rear, side and front with fitted vertical blinds. Internal door leads into

BEDROOM THREE 12' 2" x 10' 6" (3.71m x 3.2m) With coving to the ceiling, central heating radiator and Upvc double glazed double doors opening out into rear garden.

INNER HALLWAY With recessed ceiling spotlights, coving to the ceiling, attractive spiral staircase rising to first floor accommodation and internal window with patterned glazed window into office and internal doors leading off.

BEDROOM TWO 12' 2" x 11' 5" (3.71m x 3.48m) With a good range of fitted bedroom furniture to include; wardrobes with mirrored doors, display shelving, storage drawers and additional double wardrobe. Coving to the ceiling, ceiling mounted spotlight system, central heating radiator and Upvc double glazed window with fitted venetian blind overlooking the rear.

DOWNSTAIRS BATHROOM 5' 4" x 7' 10" (1.63m x 2.39m) Fully fitted modern shower room with white suite comprising concealed low level flush W.C. and vanity wash hand basin with mixer tap both set in beautiful white high gloss unit with stainless steel style door and drawer furniture. Marble

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effect surfaces, ceramic tiled wall and independent step in shower cubicle with electric shower, recessed ceiling spotlights, stainless steel ladder style towel radiator and Upvc double glazed opaque window to the side.

FIRST FLOOR ACCOMMODATION

ACCESSED VIA SPIRAL STAIRCASE

MASTER BEDROOM 17' 0 max" x 14' 6 max" (5.18m x 4.42m) Spacious master bedroom with recessed ceiling spotlights, central heating radiator, four timber framed double glazed Velux roof windows to the side. Archway leads to dressing room and en suite.

DRESSING ROOM 13' 4 max" x 6' 7 max" (4.06m x 2.01m) Good sized walk in dressing room with recessed ceiling spotlights and timber door giving access to roof void storage space.

EN SUITE 13' 5 max" x 7' 6 max" (4.09m x 2.29m) Good quality bamboo flooring and good quality modern white suite with dual low level flush W.C., pedestal wash hand basin with coordinating ceramic splash back tiling to dado rail height, independent step in shower cubicle with mains fed shower, recessed ceiling spotlight, electric extractor fan, stainless steel wave radiator and timber framed Velux roof window to the side.

EXTERNAL

FRONT To the front of the property is a mature lawned garden with well stocked borders containing a good variety of mature shrubs, plants and trees. Gravelled driveway to the side provides additional multi vehicle off street parking whilst further concrete driveway provides further off street parking and leads to double wrought iron vehicular gates leading to side and car port.

CARPORT Covered car port providing additional multi vehicle off street parking with outside security light and cold water supply. Step up to side entrance door and wrought iron pedestrian access gate leading to the rear.

GARAGE Driveway leads to detached brick built garage with up and over door having the benefit of both power and light connected with Upvc double glazed double doors to the side.

REAR To the rear is a fully enclosed and beautifully presented garden incorporating lawned area with well stocked borders containing mature shrubs and plants, raised water feature with electric filter pump etc. Step up to timber

decking area with outside security light and good quality timber perimeter fencing.

TENURE The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

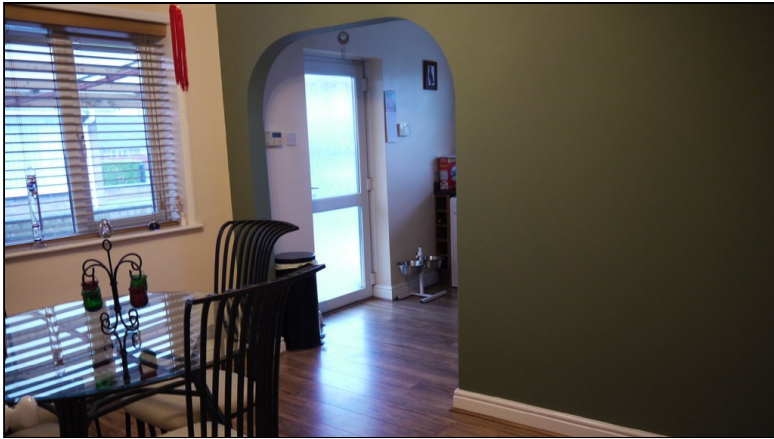
HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION Directions Leaving Goole head towards the M62 on the A614 at the roundabout follow A614 and again at the next round about. Follow the road until the next roundabout and head straight over on to the A645 at the next roundabout turn left onto the A645 and follow until sign posted Camblesforth, follow Brigg Lane round and turn left onto Oaklands and the property is on the right hand side and can be identified by our Housesetc for sale board.

Council Tax: C





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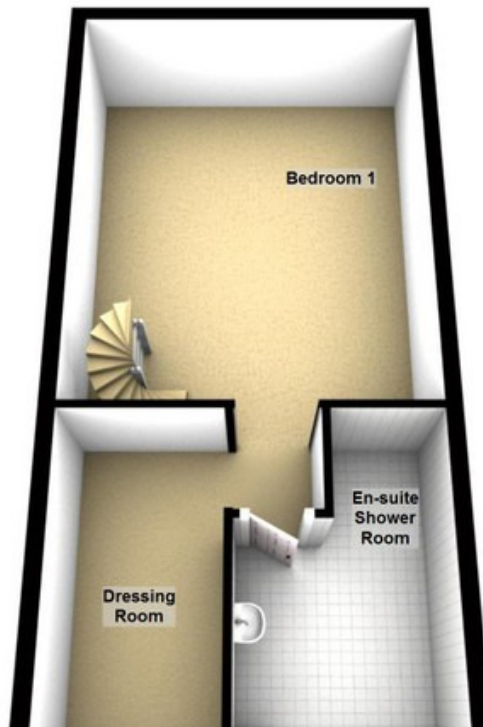
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Ground Floor



First Floor



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