



Immaculately presented throughout, Clubleys are delighted to offer this substantial three bedroom family home, offering great access to York and surrounding areas.

The accommodation includes an entrance hall, WC, spacious sitting room, and a modern kitchen. Upstairs, you'll find three generously sized bedrooms and a family bathroom.

Externally, the property features a carport, off road parking and an EV charger for convenient electric vehicle charging. The rear garden boasts a generous corner plot, mainly laid to lawn with paved areas and raised borders—perfect for outdoor enjoyment. Additionally, the home benefits from a recently fitted new boiler.

Viewing is highly recommended to truly appreciate the space and quality of this lovely family home. With its modern features and beautiful presentation, this property offers a fantastic opportunity not to be missed. Contact us today to arrange your viewing!



THE ACCOMODATION COMPRISES OF

ENTRANCE HALL

4.47m x 1.03m (14'7" x 3'4")

Entered via front entrance door, wood effect flooring, stairs to first floor accommodation with under stairs cupboard, UPVC window to front elevation and radiator.

WC

1.86m x 0.74m (6'1" x 2'5")

Having low flush WC, pedestal hand wash basin, wood effect flooring and UPVC window to front elevation.

KITCHEN

4.67m x 3.41m (15'3" x 11'2")

Wall and base units, integrated eye level oven, gas hob, fridge/freezer and dishwasher, stainless steel 1 and 1/2 bowl sink with mixer tap, wood effect flooring, UPVC windows and door to rear elevation.

SITTING ROOM

5.41m x 3.56m (17'8" x 11'8")

Wood effect flooring, radiator, door to rear elevation and UPVC window to the front elevation.

LANDING

3.32m x 1.86m (10'10" x 6'1")

Access to loft, airing cupboard, carpet and UPVC window to front elevation.

BATHROOM

2.27m x 1.93m (7'5" x 6'3")

Bath with overhead mains shower, low flush WC, pedestal hand basin, chrome ladder style towel rail, extractor fan, part tiled walls and UPVC window to front elevation.

BEDROOM ONE

4.09m + wardrobe x 2.88m (13'5" + wardrobe x 9'5")

Fitted wardrobes, carpet, radiator and UPVC window to rear and side elevation.

BEDROOM TWO

3.45m x 3.08m (11'3" x 10'1")

Carpet, radiator and UPVC window to rear elevation.

BEDROOM THREE

2.49m x 3.00m (8'2" x 9'10")

Carpet, radiator and UPVC window to front elevation.

OUTSIDE

Spacious driveway with ample off-road parking, carport, EV charger for convenient electric vehicle charging and a store cupboard housing the boiler.

To the rear, there is a fully enclosed garden, beautifully designed with both paved and lawned areas.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

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

COUNCIL TAX BAND

East Riding of Yorkshire Council - Tax Band B.

BROADBAND

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

MOBILE

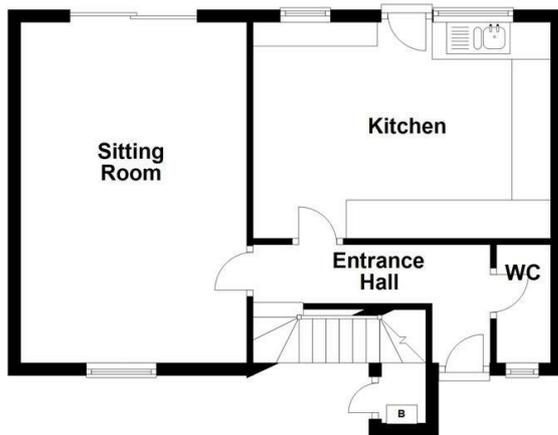
For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

REFERRAL FEES

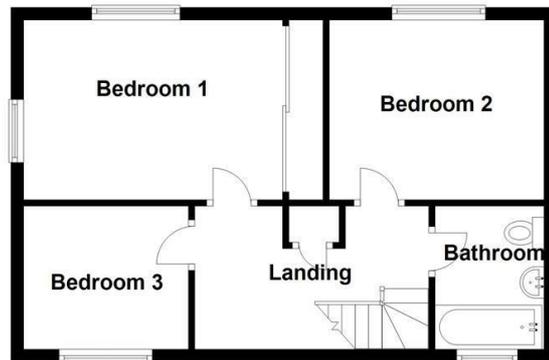
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.



Ground Floor



First Floor



Total area: approx. 86.7 sq. metres (933.5 sq. feet)

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

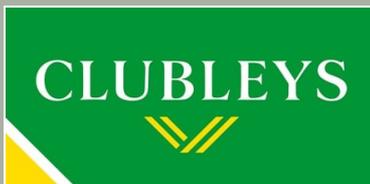
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.