

ENTRANCE HALL

5.72m x 1.49m (18'9" x 4'10")

Entered via UPVC side door, having radiator, plumbing for washing machine, Velux window and double glazed window to the rear elevation.

CLOAKROOM

1.76m x 1.48m (5'9" x 4'10")

White suite comprising low flush WC, hand basin, oil fired central heating boiler and opaque double glazed window to the rear elevation.

CONSERVATORY

5.10m x 3.28m (16'8" x 10'9")

Brick and UPVC construction, double doors leading to the rear garden, tiled flooring, radiator, recess lighting, coving to ceiling and door leading to the garage.

KITCHEN

4.37m x 3.15m (14'4" x 10'4")

Matching arrangement of floor and wall cupboards, working surfaces incorporating double bowl stainless steel sink unit, integrated oven and hob, double radiator, boarded ceiling and double glazed window to the side elevation.

DINING ROOM

4.65m x 3.63m (15'3" x 11'10")

Double radiator, coving to ceiling, radiator, stairs to the first floor accommodation with under stairs cupboard, UPVC door to side with opaque panels to either side. Double doors leading to;

LOUNGE

8.12m x 3.63m (26'7" x 11'10")

Tiled fireplace and hearth with open grate, three radiators, coving to ceiling, four wall light points, two bay double glazed windows to the front elevation and double glazed window to the side elevation.

BEDROOM ONE

3.63m x 3.34m (11'10" x 10'11")

Double glazed window to the side elevation, radiator and coving to ceiling.

BOX ROOM

1.68m x 1.37m (5'6" x 4'5")

Fitted cupboards and double glazed window to the side elevation.

BATHROOM

3.60m x 1.69m (11'9" x 5'6")

White suite comprising panelled bath, pedestal hand basin, low flush WC, airing cupboard housing hot water cylinder with immersion heater, radiator, fully tiled and opaque double glazed window to the side elevation.

LANDING

Access to loft space.

BEDROOM TWO

3.80m x 2.82m (12'5" x 9'3")

Radiator, fitted cupboard and double glazed window to the side elevation.

BEDROOM THREE

2.70m x 2.78m (8'10" x 9'1")

Radiator and double glazed window to the side elevation.

SEPARATE WC

0.87m x 1.72m (2'10" x 5'7")

Coloured suite comprising low flush WC, hand basin, radiator and opaque double glazed window to the side elevation.

OUTSIDE

Driveway to the side of the property leading to the garage.

The front of the property is lawned.

ATTACHED GARAGE

3.61m x 4.81m (11'10" x 15'9")

Attached to the property, roller shutter door, with power and light.

OUTBUILDINGS

3.64m x 4.79m narrowing to 2.38m (11'11" x 15'8" narrowing to 7'9")

Timber outbuilding.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

Mains water, electricity and drainage. The central heating is via an oil fired central heating boiler. Full fibre broadband and telephone connection subject to renewal.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band E.

