



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

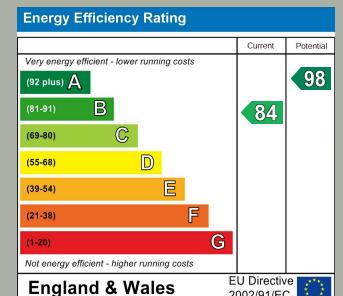
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

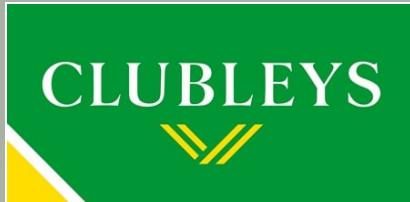
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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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.



Located in a private and peaceful cul-de-sac, this beautifully presented two-bedroom semi-detached home forms part of the sought-after "Artisan" Collection by Bellway Homes. With 6.5 years remaining on the NHBC warranty.

Ideal for first-time buyers, downsizers, or investors, the home features a modern layout, tasteful interiors and south facing rear garden and two allocated car parking spaces— perfect for easy and comfortable living.

The property offers an attractive and welcoming lounge, modern dining kitchen with space for entertaining and direct access to the rear garden.

Two generously sized double bedrooms and stylish family bathroom.

Other features to note is the property offers an excellent energy efficiency (EPC rating: B).

We highly recommend an early viewing to fully appreciate everything this fantastic home has to offer.

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

**ENTRANCE HALL**

1.18m x 1.26m (3'10" x 4'1")

A most welcoming entrance into this splendid house, entered via front entrance door and radiator.

CLOAKROOM/WC

0.99m x 1.46m (3'2" x 4'9")

Well equipped cloakroom with Roca suite comprising soft close WC and wash hand basin, radiator and vinyl flooring.

SITTING ROOM

3.14m x 4.17m (10'3" x 13'8")

An attractive room having double glazed window to the front elevation, radiator and stairs to the first floor accommodation.

FITTED KITCHEN/DINING ROOM

4.02m x 2.63m extending to 3.36m (13'2" x 8'7" extending to 11'0")

Upgraded kitchen with matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit with mixer tap, four ring gas hob with extractor fan above, integrated oven, plumbing for washing machine, radiator, vinyl flooring, Ideal wall mounted gas central heating boiler in concealed cupboard and double doors to the rear elevation.

LANDING

2.03m x 2.89m (6'7" x 9'5")

Storage cupboard, radiator and access to the loft which has a light and TV ariel.

BEDROOM ONE

2.73m x 4.03m (8'11" x 13'2")

Double glazed window to the rear elevation and radiator.

BEDROOM TWO

2.37m x 4.02m (7'9" x 13'2")

Double glazed window to the front elevation and radiator.

HOUSE BATHROOM

2.35m x 1.91m (7'8" x 6'3")

Fitted modern suite comprising bath with mixer tap and shower over with side screen, Roca WC soft closing with push button flush, hand basin, fitted mirror, vinyl flooring and recess lighting.

OUTSIDE

The property benefits from a private driveway with two allocated parking spaces. To the rear there is a generously sized south-facing well equipped garden laid Indian sandstone paving, raised planters, well-maintained lawn with established borders.

The garden is fully enclosed and includes an external power socket and outdoor lighting for added convenience.

ADDITIONAL INFORMATION

There is a management fee associated with this property.

APPLIANCES

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

SERVICES

Mains Gas, Water, Electricity, and Drainage.

Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band B.

