





**ENTRANCE HALL**

5.01m x 2.03m (16'5" x 6'7" )

Entered via a composite front entrance door, having laminate flooring, radiator, stairs to the first floor accommodation, and cupboard housing gas boiler.

**CLOAKROOM/WC****FITTED KITCHEN**

3.00m x 3.96m (9'10" x 12'11" )

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, four ring gas hob with extractor hood above, integrated appliances including fridge/freezer, electric oven, plumbing for a washing machine, recess lighting, laminate flooring, and a double glazed window to the front elevation.

**SITTING ROOM**

5.13m x 4.01m (16'9" x 13'1" )

Double patio doors to the rear elevation, laminate flooring, and a radiator.

**LANDING**

2.73m x 2.00m (8'11" x 6'6" )

Access to the loft and two storage cupboards.

**BEDROOM ONE**

2.50m x 4.34 (8'2" x 14'2" )

Double glazed window to the rear elevation and a radiator.

**BEDROOM TWO**

3.07m x 3.67m (10'0" x 12'0" )

Double glazed window to the front elevation.

**BEDROOM THREE**

2.56m x 2.62m (8'4" x 8'7" )

Double glazed window to the rear elevation and a radiator.

**FAMILY BATHROOM**

1.98m x 1.68m (6'5" x 5'6" )

Fitted suite comprising bath with shower over, Roca pedestal hand basin, low flush WC, radiator, and opaque double glazed window to the front elevation.

**OUTSIDE**

Fully enclosed rear garden, laid to lawn, with side gate.

Double width driveway to the front.

**ADDITIONAL INFORMATION**

This is part of a shared ownership scheme, so it is £172,250 for a 65% share plus rent of £269.78 per month this includes the service charge There would be an option to staircase the percentage ownership if required.

Also available is the full 100% share at £265,000.

**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 C.

