

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

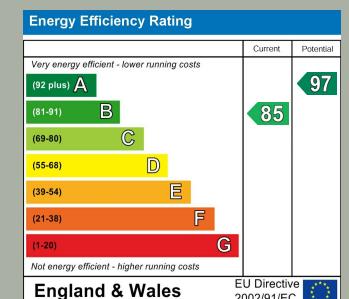
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

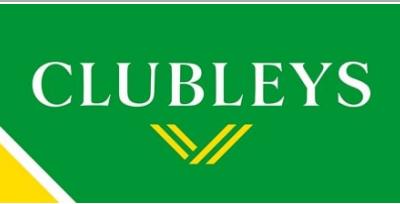
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information,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



65% SHARED OWNERSHIP PROPERTY This property is offered for sale on a shared ownership basis through Thirteen Housing Group. There is the option to purchase the property for the full 100% share at £265,000.

Built by Bellway Homes in 2022 and part of the "The Artisan" collection.

Take a step inside to find an entrance hall with cloakroom/WC. The fitted dining kitchen features a range of matching wall and base units which is situated to the front of the property. The rear lounge is a good sized with doors leading to the garden.

To the first floor are three bedrooms and a house bathroom.

**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.

