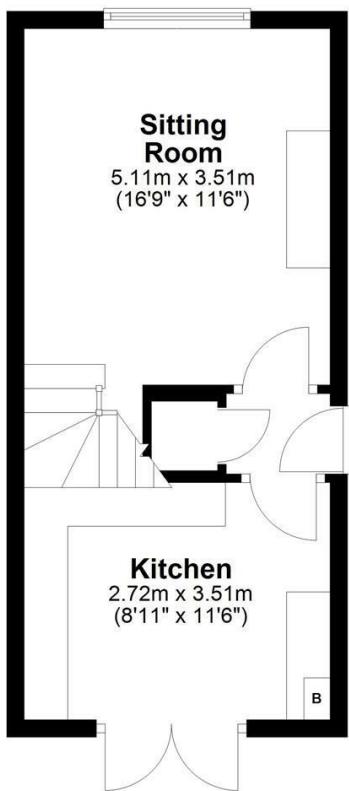
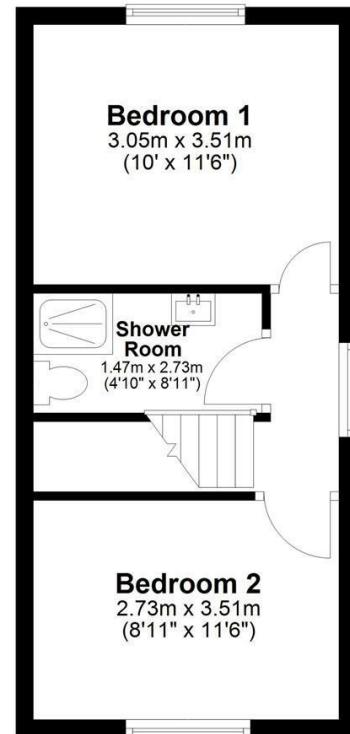


Ground Floor



First Floor



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.

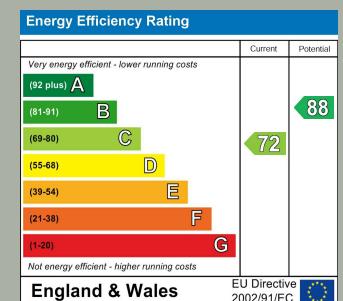
MORTGAGES

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](mailto: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.

CLUBLEYS



\*\*BEST AND FINAL OFFERS WEDNESDAY 12th NOVEMBER AT 12 NOON\*\* Looking for a home with a garage and a generous garden? Don't miss the chance to view this charming property! Ideal for first-time buyers, downsizers or investors, this home offers a well-planned layout featuring a welcoming lounge, a fitted kitchen, two bedrooms and a refurbished shower room. Externally there is a detached garage, gravelled driveway and gardens to the rear. A Viewing is recommended.

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

**SIDE ENTRANCE HALL**

Entered via a side entrance door and under stairs cupboard.

**SITTING ROOM**

3.51m x 4.44m (11'6" x 14'6")

Having a double glazed window to the front elevation, radiator, stairs to the first floor accommodation, gas fire in feature surround.

**FITTED KITCHEN**

3.49m x 2.72m (11'5" x 8'11" )

Fitted with a matching arrangement of floor and wall cupboards with working surfaces, one and half stainless steel sink unit with mixer tap, integrated Smeg oven and grill with four ring gas hob and CDA extractor fan over, integrated Hoover washing machine, integrated dishwasher, gas boiler in concealed cupboard, double glazed window to the rear elevation, laminate flooring, double doors to the rear leading to the garden.

**LANDING**

Double glazed window to the side elevation, radiator, and loft access.

**BEDROOM ONE**

3.05m x 3.52m (10'0" x 11'6" )

Double glazed window to the front elevation and radiator.

**BEDROOM TWO**

2.73m x 3.55m (8'11" x 11'7" )

Double glazed window to the rear elevation with views overlooking fields and radiator.

**SHOWER ROOM**

1.48m x 2.73m (4'10" x 8'11" )

Fitted white suite comprising walk in shower cubicle with rainfall shower, vanity hand basin with mixer tap, WC, part tiled, vinyl flooring and storage cupboard.

**DETACHED GARAGE**

Having up and over garage door, power and light is connected.

**OUTSIDE**

Gravelled driveway to the side.

Lawned rear gardens with views overlooking fields. Patio seating area.

**ADDITIONAL INFORMATION****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.

