

Total area: approx. 71.8 sq. metres (773.0 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**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>

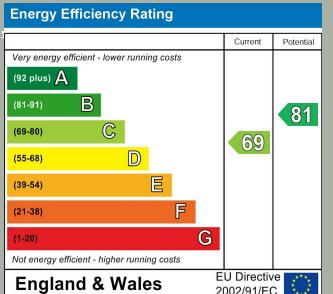
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**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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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.



This beautifully presented three-bedroom semi-detached family home offers stylish open-plan living with a modern kitchen and dining space, complete with bi-fold doors opening onto the garden, perfect for family life and entertaining. Upstairs, you'll find three well-proportioned bedrooms and a modern bathroom. Outside, the rear garden is designed with a paved seating area, a lawn, and a fence leading to a barked play area, all enclosed by fencing. To the front, there's ample parking and a driveway leading to a detached garage. Tastefully decorated throughout, this home is ideal for families seeking space, style, and convenience.

Tenure: Freehold. East Riding of Yorkshire Council BAND: B

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

PVC front entrance door, laminate wood flooring, stairs to first floor, radiator.

### SITTING ROOM

4.48 x 3.17 (14'8" x 10'4")  
 Laminate wood flooring, radiator, archway to

### KITCHEN

4.63 x 3.04 (15'2" x 9'11")

Fitted with a range of wall and base units comprising work surfaces, single drain sink unit, eye level double oven, induction hob, extractor hood over, integrated fridge freezer, integrated dishwasher, integrated washing machine, part tiled walls, laminate wood flooring, vertical radiator, recessed ceiling lights, bi-fold doors, under stairs pantry area housing wall mounted gas fired central heating boiler.

### FIRST FLOOR

#### LANDING

Access to loft space (boarded), fitted cupboard.

#### BEDROOM ONE

4.45 x 2.75 (14'7" x 9'0")  
 Radiator.

#### BEDROOM TWO

3.34 x 2.75 (10'11" x 9'0")  
 Radiator.

#### BEDROOM THREE

2.80 x 1.78 (9'2" x 5'10")  
 Part panelled walls, radiator.

#### BATHROOM

Three piece suite comprising "P" shaped bath, wash hand basin with drawers under, low flush W.C., part tiled walls, recessed ceiling lights, vertical heated towel rail.

#### OUTSIDE

Outside, the rear garden is designed with a paved seating area, a lawn, and a fence leading to a barked play area, all enclosed by fencing. To the front, there's ample parking and a driveway leading to a detached garage.

#### GARAGE

Up and over door

## ADDITIONAL INFORMATION

### SERVICES

Mains water, electricity, gas and drainage.

### APPLIANCES

No Appliances have been tested by the Agent.

