

### Ground Floor

Approx. 33.7 sq. metres (363.1 sq. feet)



Total area: approx. 33.7 sq. metres (363.1 sq. feet)

#### 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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£100,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

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.

Ideally situated in the heart of the village, this one-bedroom ground floor apartment offers practical, low-maintenance living within easy reach of local shops and amenities. Perfect for first-time buyers or those looking to downsize, the accommodation includes an entrance hall, a comfortable sitting room, a fitted kitchen, a double bedroom, and a modern shower room. Outside, the property enjoys both front and side gardens providing pleasant outdoor space, together with an allocated parking space for added convenience. Offering an accessible layout and a superb central location, this apartment presents an excellent opportunity to take your first step onto the property ladder or enjoy a convenient home close to everything the village has to offer. Tenure: Freehold. East Riding of Yorkshire Council. BAND: A



[www.clubleys.com](http://www.clubleys.com)



**THE ACCOMMODATION COMPRISES**

PVC front entrance door, tiled floor.

**ENTRANCE HALL**

PVC front entrance door, tiled floor.

**SITTING ROOM**

4.13m max x 3.16m (13'6" max x 10'4")

TV aerial point, telephone point, wall mounted electric heater, cupboard housing hot water cylinder.

**KITCHEN**

2.31m x 1.80m (7'6" x 5'10")

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, electric oven and hob with extractor hood over, plumbing for automatic washer, plumbing for dishwasher, tiled floor, part tiled walls.

**BEDROOM**

3.44m max x 2.79m max (11'3" max x 9'1" max)

Wall mounted electric heater.

**SHOWER ROOM**

Three piece white suite comprising step in shower cubicle, pedestal wash hand basin, low flush WC, fully tiled walls, tiled floor, vertical heated towel rail, extractor fan.

**OUTSIDE**

Front and side gardens and off street parking.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.

