

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

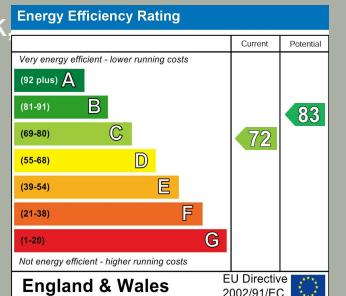
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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.



This beautifully presented two-bedroom semi-detached home offers an abundance of living space and sits on an excellent plot with stunning gardens and ample parking. Lovingly maintained and full of style and colour, this property immediately impresses with its charming curb appeal, featuring a neatly lawned front garden and attractive flower borders. Inside, the accommodation comprises a welcoming entrance hall with WC, a spacious sitting room, and a bright open-plan kitchen/diner leading into a delightful conservatory overlooking the thoughtfully landscaped rear garden. The garden is a true highlight, boasting paved seating areas, a well-kept lawn, flowers, mature shrubs and trees, along with garden shedss, and a greenhouse, perfect for those who love outdoor living. Upstairs are two generous double bedrooms and a modern family shower room. With a block-paved driveway providing parking for several vehicles, this is a warm and inviting home that has been cared for with great attention to detail throughout.

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



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

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

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, tiled floor, ceiling coving.

SITTING ROOM

4.34 x 5.04 (14'2" x 16'6")

T.V. aerial point, wooden mantle, laminate wood flooring, ceiling coving, radiator.

KITCHEN/DINING AREA

4.64 x 2.43 and 2.73 x 2.44 (15'2" x 7'11" and 8'11" x 8'0")

Free standing wood framed Kitchen units, glass fronted wall cupboards, fitted unit incorporating 1.5 bowl sink unit, extractor hood, plumbing for automatic washing machine, ceiling coving, vertical radiator, radiator.

CONSERVATORY

2.29 x 4.14 (7'6" x 13'6")

Brick base, PVC windows to two sides, clear self cleaning glass, PVC door, tiled floor, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Fitted cupboard, access to loft space housing wall mounted gas fired central heating boiler.

BEDROOM ONE

3.33 x 3.55 (10'11" x 11'7")

Eaves storage space, laminate wood flooring, recessed ceiling lights, ceiling coving, radiator.

BEDROOM TWO

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

Eaves storage space, laminate wood flooring, ceiling coving, radiator.

SHOWER ROOM

Three piece suite comprising walk in shower cubicle, wash hand basin set in vanity unit, low flush W.C., tiled floor, part tiled walls, vertical heated towel rail, recessed ceiling lights, extractor.

OUTSIDE

The outside space of this home is exceptional. The rear garden is beautifully landscaped with paved seating areas, a neat lawn, vibrant flowers, mature shrubs and trees, greenhouse and garden sheds. To the front, a lawned garden with flower borders adds excellent curb appeal, while the block-paved driveway provides ample parking. A thoughtfully designed and well-maintained space, perfect for relaxing or entertaining.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

