

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>

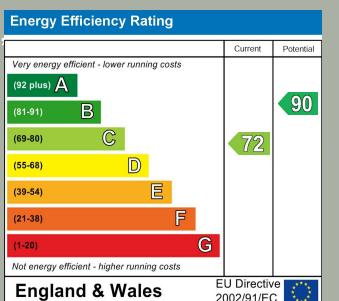
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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.



Offered with no onward chain, this stylish three-storey home has been freshly updated with neutral décor and mostly new carpets, creating a bright and welcoming space that's ready to move straight into. The ground floor features a fitted kitchen at the front and a generous sitting room with dining area at the rear, where French doors open directly onto the garden, ideal for entertaining or family living. On the first floor, two spacious double bedrooms and a family bathroom, while the top floor is dedicated to a private main bedroom complete with en-suite shower room, perfect for a peaceful retreat. Outside, the property boasts block-paved parking to the front and an enclosed rear garden with a paved seating area and lawn.

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

THE ACCOMMODATION COMPRISSES

ENTRANCE HALL

Front entrance door, fitted cupboard, ceiling coving, radiator.

W.C.

Two piece suite comprising low flush W.C., wash hand basin set in vanity unit, tiled splashback, radiator.

KITCHEN

3.88 x 1.90 (12'8" x 6'2")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven, gas hob, extractor hood over, plumbing for automatic washing machine, part tiled walls, cupboard housing wall mounted gas fired central heating boiler, radiator.

SITTING ROOM

4.98 max. x 4.08 max. (16'4" max. x 13'4" max.)

Fitted cupboard, electric fire with surround, T.V. aerial point, telephone point, ceiling coving, radiator, PVC french doors to garden.

FIRST FLOOR

LANDING

BEDROOM TWO

3.56 max. x 4.08 max. (11'8" max. x 13'4" max.)

Radiator.

BEDROOM THREE

3.35 max. x 4.08 m max. (10'11" max. x 13'4" m max.)

Telephone point, radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, low flush W.C., wash hand basin set in vanity unit, part tiled walls, radiator.

SECOND FLOOR

LANDING

BEDROOM ONE

3.90 max. x 4.06 max. (12'9" max. x 13'3" max.)

Fitted cupboard housing hot water cylinder, T.V. aerial point, 2 radiators, archway to Dressing Room.

DRESSING ROOM

3.26 x 1.94 (10'8" x 6'4")

Fitted wardrobes to one wall, velux window, radiator.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin set in vanity unit, tiled splashback, velux, fitted cupboard, shaver point, radiator.

OUTSIDE

Outside, the property boasts block-paved parking to the front and an enclosed rear garden with a paved seating area and lawn.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

