

**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

**PROPERTY VALUATION/SURVEY**  
Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

**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.

**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.



Nestled on a generous plot, this extended three-bedroom semi-detached home offers spacious family accommodation. The front garden boasts a gravelled parking area and a tarmac driveway leading to the garage, while the South-facing rear garden features a paved patio and a lush lawned area with secure fence boundaries. Inside, the welcoming entrance hall leads to a sitting room which seamlessly flows into a bright dining area with French doors leading to the rear garden. A modern extended kitchen awaits. Upstairs, three bedrooms and a contemporary family bathroom complete this floor.

This property has been well maintained and cared for by the current owners. Contact us today to arrange your viewing.

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

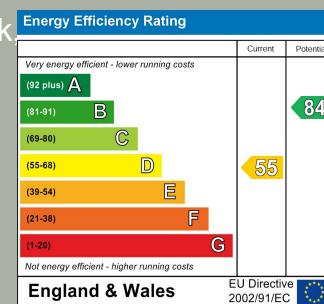
Full planning permission was granted in July 2022 for the following: Erection of two storey extension to side, single storey extension to rear and single storey extension and canopy to front following removal of existing garage. Planning ref: 22/01168/PLF

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.



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## THE ACCOMMODATION COMPRISSES

### ENTRANCE HALL

PVC Front entrance door, radiator, stairs leading to first floor with cupboard under.

### SITTING ROOM

4.52m x 3.22m (14'9" x 10'6")  
 Two radiators, wall light points.

### DINING ROOM

2.55m x 2.18m (8'4" x 7'1")  
 French doors leading to rear garden.

### KITCHEN

2.55m x 4.09m (8'4" x 13'5")  
 Fitted with a range of wall and base units comprising complimentary work surfaces, one and half bowl stainless steel sink unit. electric oven, four ring electric hob with extractor over, plumbing for automatic washing machine. Floor standing oil fired central heating boiler, radiator, partially tiled walls, PVC rear entrance door leading to rear garden.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Access to loft space, cupboard housing hot water cylinder.

#### BEDROOM ONE

3.82m max x 2.76m (12'6" max x 9'0")  
 Radiator.

#### BEDROOM TWO

3.10m max x 2.76m (10'2" max x 9'0")  
 Radiator.

#### BEDROOM THREE

2.51m max x 2.14m (8'2" max x 7'0")  
 Radiator.

#### BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC, wash hand basin set in vanity unit. Radiator, partially tiled walls.

#### OUTSIDE

The front garden boasts a gravelled parking area and a tarmac driveway leading to the garage, while the South-facing rear garden features a paved patio and a lush lawned area with secure fence boundaries.

### GARAGE

Up and over door, power and light. Personnel door.

### ADDITIONAL INFORMATION

Full planning permission was granted in July 2022 for the following: Erection of two storey extension to side, single storey extension to rear and single storey extension and canopy to front following removal of existing garage.

Planning ref: 22/01168/PLF

### SERVICES

Oil central heating, mains water, electricity and drainage.

### APPLIANCES

No appliances have been tested by the Agent.

