

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>

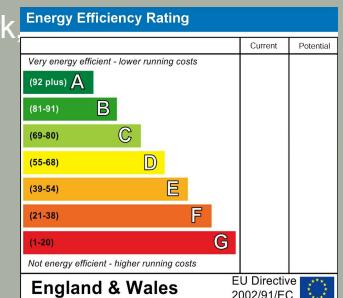
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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.

CLUBLEYS

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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.

CLUBLEYS



A charming two-bedroom semi-detached bungalow, ideally positioned at the end of a quiet cul-de-sac on an above-average plot, offering a generous sense of privacy with no rear neighbours. The property features a spacious sitting room, a fitted kitchen with access to a conservatory, two bedrooms, and a shower room.

Outside, the rear garden includes a lawn, greenhouse, raised vegetable beds, a garden shed, fenced boundaries, a paved patio seating area, and side gated access. To the front, there is a gravelled parking area and a side driveway leading to a garage with an electric door. Additional benefits include owned solar panels, an EV charger, and the property is offered with no onward chain, making it a rare opportunity in this sought-after location.

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

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ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, radiator, fitted cupboard housing wall mounted gas fired central heating boiler.

SITTING ROOM

4.75 x 3.34 (15'7" x 10'11")
 Gas fire set in marble effect fireplace and modern surround. TV aerial point, radiator, ceiling coving, sliding door leading to the kitchen.

KITCHEN

3.34 x 2.10 (10'11" x 6'10")
 Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, two ring electric hob, eye level double oven, plumbing for automatic washer, integrated fridge freezer, part tiled walls, door to conservatory.

CONSERVATORY

4.38 x 2.64 (14'4" x 8'7")
 PVC windows to three sides with tinted glass, door leading to the rear garden.

BEDROOM ONE

3.25 x 2.60 (10'7" x 8'6")
 Fitted wardrobe to one wall. Radiator, ceiling coving.

BEDROOM TWO

2.58 x 2.46 (8'5" x 8'0")
 Radiator, ceiling coving.

SHOWER ROOM

Three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin set in vanity unit, fully tiled walls, ladder style radiator.

OUTSIDE

Externally, this bungalow sits on an above-average plot at the end of a quiet cul-de-sac, offering a private and peaceful setting with no rear neighbors. The rear garden features a lawn, greenhouse, raised vegetable beds, a garden shed, fenced boundaries, a paved patio seating area, and side gated access. To the front, there is a gravelled parking area and a side driveway leading to a garage with an electric door. Additional benefits include owned solar panels and an EV charger, combining practicality with outdoor appeal.

GARAGE

Electric up and over door, side personal door.

ADDITIONAL INFORMATION

The property has the benefit of solar panels on the roof. There is an electric E.V. charger. There is loft ladder, the attic is fully boarded.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

