

**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

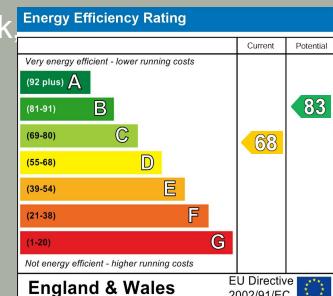
**FREE VALUATIONS FOR SALE**  
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**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.



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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.

Introducing a promising opportunity for those seeking a blank canvas to create their dream home. Nestled in a non-estate location, this three-bedroom traditional semi-detached house boasts a generous plot with spacious lawns at the front and rear. A side driveway and garage offer convenient parking options. Inside, the accommodation awaits refurbishment, with every room, from the kitchen to the bathroom, presenting an opportunity for modernisation. The entrance hall leads to a cosy sitting room, kitchen, and downstairs bathroom. Additionally, there's a lean-to that could be transformed into a lovely garden room or similar space. Upstairs, three bedrooms offer ample space for family living. This property, although requiring updating and TLC, holds immense potential to become a cherished family haven. OFFERING NO ONWARD CHAIN. East Riding of Yorkshire Council BAND A. Tenure: Freehold.



#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

Front entrance door, radiator, stairs leading to first floor.

##### SITTING ROOM

3.57m x 4.74m max (11'8" x 15'6" max)  
Radiator, fitted cupboard to alcove.

##### KITCHEN DINER

2.76m x 5.65m (9'0" x 18'6")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, part tiled walls, plumbing for automatic washer, radiator, ceiling coving.

##### REAR LOBBY

Fitted cupboard, rear entrance door.

##### BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin, low flush WC, fully tiled walls, radiator.

##### LEAN-TO

2.69m x 4.34m (8'9" x 14'2")

Patio doors leading to the rear garden.

#### FIRST FLOOR ACCOMMODATION

##### LANDING

Access to loft space.

##### BEDROOM 1

2.98m x 4.79m (9'9" x 15'8")

Wood strip flooring, radiator, fitted cupboard.

##### BEDROOM 2

3.40m x 2.95m (11'1" x 9'8")

Wood strip flooring, fitted cupboard housing wall mounted gas fired central heating boiler, radiator.

##### BEDROOM 3

2.44m x 2.65m (8'0" x 8'8")

Wood strip flooring, radiator.

##### OUTSIDE

Boasting a generous plot with spacious lawns at the front and rear. A side driveway and garage offer convenient parking options.

##### GARAGE

Up and over door.

#### ADDITIONAL INFORMATION

##### SERVICES

Mains water, gas, electricity and drainage.

##### APPLIANCES

No appliances have been tested by the agent.

