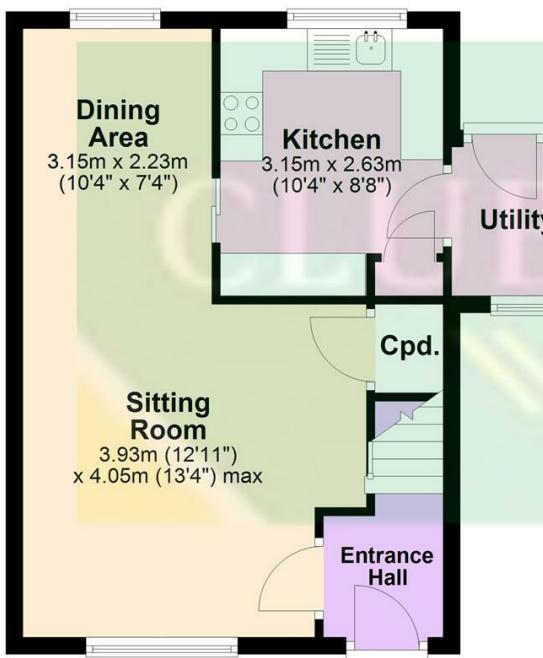


Ground Floor
Approx. 39.0 sq. metres (420.2 sq. feet)



First Floor
Approx. 35.9 sq. metres (386.0 sq. feet)



Total area: approx. 74.9 sq. metres (806.2 sq. feet)

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.

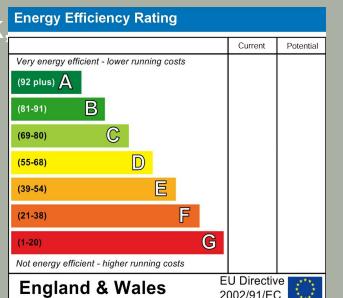
MORTGAGES

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
YORKSHIRE

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mw@clubleys.com
www.clubleys.com



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
YORKSHIRE



Set on an exceptional plot and offering generous off-street parking, a detached garage, and beautifully established gardens, this three-bedroom semi-detached family home is presented in good order throughout and provides spacious, well-balanced accommodation. The property features an entrance hall with stairs to the first floor, a bright and spacious sitting room through diner, a fitted kitchen with ample storage, and a separate utility room with direct access to the rear garden. Upstairs offers three well-proportioned bedrooms and a family bathroom. Externally, the rear garden includes a paved seating area, lawn, raised pond, mature trees and shrubs, greenhouse, and garden shed, creating a private and attractive outdoor space, while the front garden is lawned with hedge boundaries and planted borders, and the side driveway provides ample parking for multiple vehicles alongside the detached garage.
Tenure: Freehold. East Riding of Yorkshire Council BAND: B

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ZOOPLA



THE ACCOMMODATION COMPRISSES

ENTRANCE HALL

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

SITTING ROOM

3.93m x 4.05m max (12'10" x 13'3" max)
 Electric fire set in a marble effect inset and hearth. TV aerial point, ceiling coving, understairs cupboard.

DINING AREA

3.15m x 2.23m (10'4" x 7'3")
 Radiator, ceiling coving.

KITCHEN

3.15m x 2.63m (10'4" x 8'7")
 Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, eye level double oven, electric hob with extractor hood over, plumbing for dishwasher, shelved cupboard.

UTILITY

Fitted work surface, plumbing for automatic washer and drier, tiled floor, radiator, wall mounted gas fired central heating boiler, rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING

Access top loft space cupboard housing hot water cylinder with immersion heater.

BEDROOM 1

4.32m x 2.49m (14'2" x 8'2")
 Radiator, dado rail, ceiling coving, fitted wardrobe with central dressing table.

BEDROOM 2

2.75m x 2.85m (9'0" x 9'4")
 Radiator, dado rail, ceiling coving, fitted wardrobe.

BEDROOM 3

2.35m x 2.37m (7'8" x 7'9")
 Fitted wardrobe, dado rail, radiator.

BATHROOM

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

OUTSIDE

Set on a generous plot, the property features established gardens, including a rear garden with a paved seating area, lawn, raised pond, mature trees and shrubs, greenhouse, and garden shed. The front garden is lawned with hedged boundaries, and a side driveway alongside a detached garage provides ample off-street parking.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

