



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.

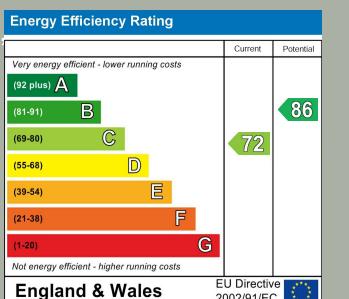
MATERIAL INFORMATION

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.



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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.

Offered with NO ONWARD CHAIN and set within a highly sought-after conservation area just off Goodmanham Road, this immaculately presented three-bedroom detached bungalow combines space, style, and tranquillity, all just a short walk from the town centre. Enjoying open rear views and a beautifully designed layout, the heart of the home is the impressive kitchen diner – a sociable space featuring a central island, ample storage, and patio doors opening directly to the garden, making it perfect for everyday living and entertaining. The kitchen flows seamlessly into a utility room and home office, cleverly converted from the former garage to provide valuable extra space. A bright sitting room overlooks the garden, while the three well-proportioned bedrooms include a main bedroom with en-suite, complemented by a modern family bathroom. Outside, the private rear garden boasts a raised paved patio for al fresco dining, a well-kept lawn bordered by flowers, trees, and shrubs, and a garden shed. To the front, a driveway, gravelled area, and attractive planting provide excellent kerb appeal and parking. This rare opportunity offers a beautifully enhanced home in one of the area's most desirable locations.

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



THE ACCOMMODATION COMPRISSES

SITTING ROOM

4.21 x 4.02 (13'9" x 13'2")

A radiator, TV aerial point, telephone point, ceiling coving, gas fire set in a marble-effect inset with a hearth and surround, fitted cupboard and shelving in the alcove, and dado rail.

INNER HALL

Two radiators, dado rail, ceiling coving, two fitted cupboards and access to loft space which is partially boarded with light and ladder.

KITCHEN/DINER

6.00 x 2.87 (19'8" x 9'4")

Fitted with a range of wall and base units comprising work surfaces, a 1.5 bowl sink unit, two eye-level ovens, an island unit with an induction hob and extractor hood above, integrated fridge, wine cooler, recessed ceiling lights, ceiling coving, radiator, engineered wood flooring, patio doors leading to the rear garden, and a PVC door to the side.

UTILITY ROOM

Fitted with a range of wall and base units comprising work surfaces, a single drainer sink unit, plumbing for washing machine and space for tumble dryer. Wall mounted gas fired central heating boiler.

OFFICE

2.50 x 2.22 (8'2" x 7'3")

Fitted shelving, worktop, and radiator.

BEDROOM 1

3.18 x 3.36 (10'5" x 11'0")

Radiator, ceiling coving, TV aerial point, fitted cupboard.

EN-SUITE SHOWER ROOM

Three-piece white suite comprising a walk-in shower cubicle, wash hand basin with cupboard underneath, low-flush WC, fully tiled walls, chrome heated towel rail, ceiling coving, and recessed ceiling lights.

BEDROOM 2

3.17 x 3.03 (10'4" x 9'11")

Radiator, dado rail, ceiling coving.

BEDROOM 3

2.18 x 2.87 (7'1" x 9'4")

Radiator, ceiling coving, fitted cupboard.

BATHROOM

Three-piece white suite comprising a panelled bath with shower over, mixer tap shower attachment, and shower screen, pedestal wash hand basin, low-flush WC, part-tiled walls, chrome heated towel rail, and ceiling coving.

OUTSIDE

Outside, the rear garden features a raised paved patio, perfect for outdoor dining, overlooking a well-kept lawn surrounded by a variety of flowers, trees, and shrubs, as well as a garden shed for storage. Additionally, there is a covered area to the side of the property, providing a practical space for various uses and conveniently equipped with electric points. The front of the property benefits from a driveway, gravelled area, and attractive shrub borders, offering both curb appeal and ample parking.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

