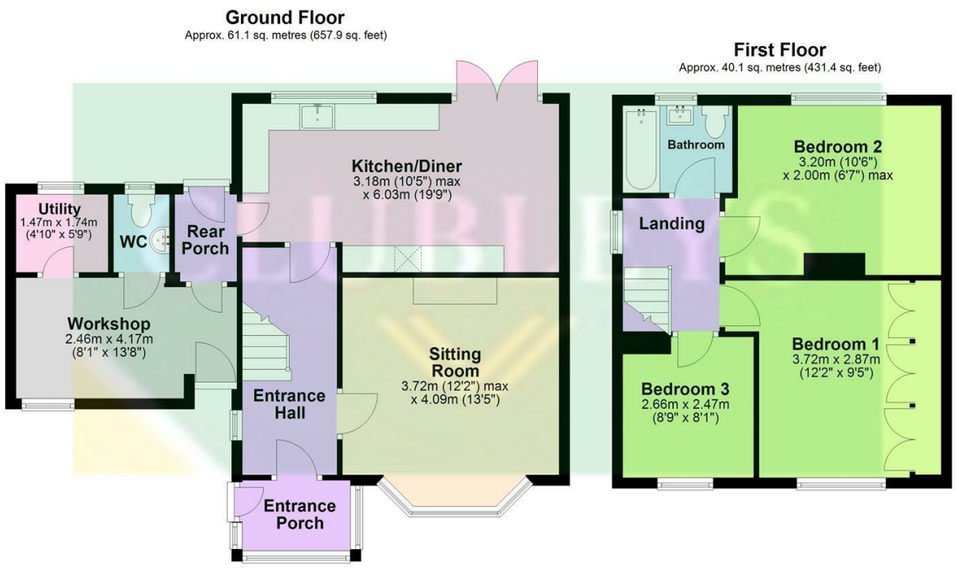


Total area: approx. 101.2 sq. metres (1089.3 sq. feet)

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.

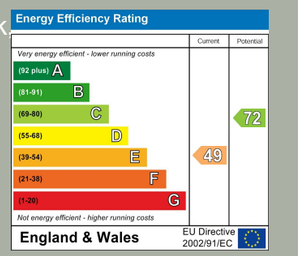
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We 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

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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

1, Manor Road, South Cliffe, YO43 4UY
£250,000







Set in the peaceful hamlet of South Cliffe with only a handful of neighbouring homes, this charming three-bedroom semi-detached property boasts open views, generous gardens to three sides, ample gravelled parking, and a double detached garage. Inside, the welcoming accommodation features a bright sitting room with a bay window, brick fireplace with multi-fuel stove, and fitted alcove cupboards, alongside a spacious kitchen/diner with patio doors opening onto the garden. Practicality is well catered for with a rear entrance leading to a versatile workshop area, WC, and utility room. Upstairs, three well-proportioned bedrooms are served by a modern family bathroom, making this a well-balanced home that combines character, space, and convenience.
Tenure: Freehold. East Riding of Yorkshire Council BAND: C.

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CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire Council
Band: C

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH
PVC entrance door, tiled floor.

ENTRANCE HALL
Front entrance door, laminate wooden flooring, telephone point, traditional radiator.

SITTING ROOM
3.72 x 4.09 (12'2" x 13'5")
Bay window, multi fuel stove set in brick fireplace and inset, tiled hearth, cupboards to alcove, ceiling coving, recessed ceiling lights, T.V. aerial point, laminate wooden flooring, traditional radiator.

KITCHEN/DINER
6.03 x 3.18 (19'9" x 10'5")
Fitted with a range of wall and base units comprising granite work surfaces, Belfast sink unit, integrated dishwasher, wine cooler, extractor hood, laminate wooden flooring, vertical radiator, PVC French doors to garden.

REAR ENTRANCE
PVC rear entrance door, tiled floor.

WORKSHOP
2.46 x 4.17 (8'0" x 13'8")
Radiator.

UTILITY
1.47 x 1.74 (4'9" x 5'8")
Plumbing for automatic washing machine, floor standing oil fired central heating boiler, tiled floor.

W.C.
Low flush W.C., wash hand basin, tiled splashback, tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING
Access to loft space.

BEDROOM ONE
3.72 x 2.87 (12'2" x 9'4")
Fitted wardrobes to one wall, radiator.

BEDROOM TWO
3.20 x 2.00 (10'5" x 6'6")
Radiator.

BEDROOM THREE
2.66 x 2.47 (8'8" x 8'1")
Radiator.

BATHROOM
Panelled bath, shower over, shower screen, part panelled walls, wash hand basin set in vanity unit, low flush W.C., recessed ceiling lights, chrome heated towel rail.

OUTSIDE
Set in the peaceful hamlet of South Cliffe, this semi-detached home enjoys open views, generous gardens to three sides, a gravelled driveway with ample parking, and a double detached garage, offering both space and privacy in a tranquil setting.

DOUBLE GARAGE
5.51 x 5.94 (18'0" x 19'5")
Electric up and over door, power and light, side personnel door.

SERVICES
Mains water, electricity, oil and drainage.

APPLIANCES
No Appliances have been tested by the Agent.

Additional Information
The sellers have advised that access to the driveway is currently via a right of access over land owned by a third party.











