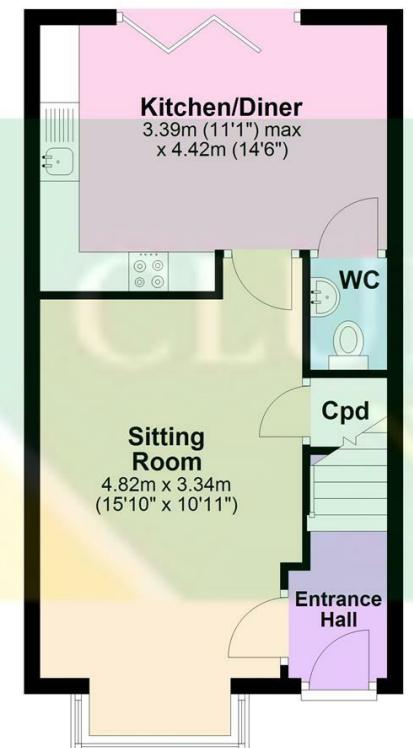


Ground Floor
Approx. 38.3 sq. metres (412.1 sq. feet)



First Floor
Approx. 36.7 sq. metres (395.1 sq. feet)



Total area: approx. 75.0 sq. metres (807.2 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

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.

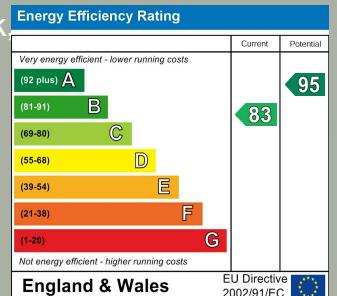
MORTGAGES

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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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



****NO ONWARD CHAIN****
Recently redecorated throughout, this charming three-bedroom semi-detached home is located within a small, sought-after development just a short stroll from the town centre.
Step inside to discover a spacious sitting room with a stylish bay window, to the rear, a contemporary kitchen diner with sleek fittings opens through bi-fold doors onto a private garden—creating a seamless flow between indoor and outdoor living. Upstairs, the master bedroom enjoys the added luxury of an en-suite, complemented by two further well-proportioned bedrooms and a modern family bathroom. Outside, the rear garden offers a peaceful retreat, thoughtfully designed with paved seating areas, low-maintenance artificial lawn, and attractive planted borders. The front of the property provides convenient block-paved parking.

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

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate flooring, stairs leading to the first floor accommodation.

SITTING ROOM

4.82m x 3.34m (15'9" x 10'11")
 Bay window, radiator, television point, telephone point.

KITCHEN/DINER

3.39m max x 4.42m (11'1" max x 14'6")
 Fitted with a range of wall and base units comprising work surfaces, electric oven and hob with extractor hood over. Single drainer stainless steel sink unit, plumbing for automatic washer, integrated fridge freezer. Laminate flooring, recessed ceiling light, radiator, television point. Partially tiled walls, bifold doors leading to garden.

WC

Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splashback. Laminate flooring, radiator, extractor fan.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, radiator.

BEDROOM 1

3.29m x 3.25m max (10'9" x 10'7" max)
 Radiator, television point, fitted cupboard housing wall mounted gas fired central heating boiler.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC and pedestal wash hand basin with tiled splashback. Extractor fan, recessed ceiling lights, partially tiled walls, laminate flooring.

BEDROOM 2

3.26m x 2.37m (10'8" x 7'9")
 Radiator.

BEDROOM 3

2.26m x 1.96m (7'4" x 6'5")
 Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin with tiled splashback, low flush WC. Laminate

flooring, recessed ceiling lights, radiator, extractor fan, partially tiled walls.

OUTSIDE

The rear garden provides a real sense of privacy, with a paved seating area leading onto a mostly artificial lawn, a further paved area, planted borders, and fenced boundaries. There's also gated access for convenience. The front of the property features block-paved parking.

ADDITIONAL INFORMATION

SERVICES

Mains gas, electricity, drainage and water.

APPLIANCES

No appliances have been tested by the Agent.

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.

