

**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.

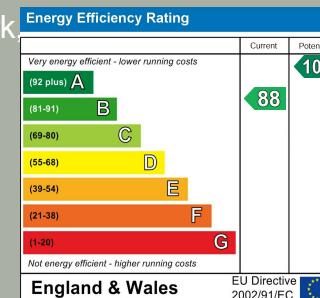


Spacious, stylish & sustainable, this immaculate double-fronted semi-detached home has it all! With a dual-aspect kitchen, a generous sitting room with a multifuel stove, and a stunning dining/garden room with French doors, the space flows beautifully for modern family living. Upstairs offers four well-proportioned bedrooms and a sleek, fully tiled bathroom. Outside is just as impressive, featuring an enclosed gated seating area, a gravelled entertaining space, a lawned garden with flower borders, and a versatile summer house. The gravelled driveway, decked seating area, and gated access complete the picture, while owned solar panels, an EV charger, and a Tesla Powerwall add efficiency and sustainability. A must-see home. Book your viewing today!

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



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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.



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

PVC front entrance door, laminate flooring, fitted cupboard, stairs to first floor.

### KITCHEN

5.65m max x 3.73m max (18'6" max x 12'2" max)  
 Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit. Eye level double oven, integrated microwave, integrated fridge freezer, plumbing for automatic washer, plumbing for dishwasher. Under counter bin drawer, radiator, PVC rear entrance door, laminate flooring, wall mounted gas fired central heating boiler.

### SITTING ROOM

5.65m x 3.49m (18'6" x 11'5")  
 Multifuel stove with tiled hearth and wooden mantle, engineered oak flooring, radiator, double doors leading to...

### DINING/GARDEN ROOM

2.65m x 3.49m (8'8" x 11'5")  
 Oak engineered flooring, radiator, wall light points, PVC French doors leading to garden.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Spacious landing.

#### BEDROOM ONE

3.36m x 4.08m max (11'0" x 13'4" max)  
 Laminate flooring, fitted wardrobe to one wall, radiator.

#### BEDROOM TWO

3.26m x 2.74m (10'8" x 8'11")  
 Laminate flooring, radiator, fitted cupboard, access to loft space.

#### BEDROOM THREE

2.87m x 3.19m (9'4" x 10'5")  
 Laminate flooring, radiator, access to loft space.

#### BEDROOM FOUR

2.29m max x 2.52m max (7'6" max x 8'3" max)  
 Laminate flooring, radiator.

#### BATHROOM

Three piece white suite comprising P shaped bath

with shower over, mixer tap shower attachment and shower screen, low flush WC and wash hand basin. Fully tiled walls, tiled flooring, chrome towel radiator, fitted cupboard.

### OUTSIDE

Outside is a true highlight. Step out into the enclosed gated seating area, leading to a gravelled entertaining space, a beautifully lawned garden with flower borders, and a summer house, currently used as a gym and TV room. A shed and built-in log store add practicality, while the impressive front garden and driveway provide ample parking with gated access.

### ADDITIONAL INFORMATION

This home is equipped with owned solar panels, a Tesla Powerwall, and an EV charger, all working together to keep gas and electricity bills to a minimum. The solar panels generate free electricity from sunlight, while the Tesla Powerwall stores any excess energy for use when needed, reducing reliance on the grid. The EV charger allows for convenient at-home electric vehicle charging, making this home both cost-effective and future-ready.

### SERVICES

Mains electricity, gas, 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.

