

Total area: approx. 85.3 sq. metres (918.1 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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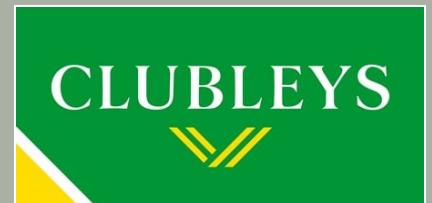
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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.



Nestled in a popular residential area and offered to the market for the first time in many years, this well-loved three-bedroom semi-detached home boasts generous outdoor space, ample driveway parking, and endless potential for modernisation. Set behind a lawned front garden with mature shrubs and hedge boundaries, the property offers an entrance hall, a spacious sitting room, an inner hallway leading to the kitchen, a downstairs wet room, and access to the rear garden featuring established planting, a lawn, a brick store, and hedge boundaries. Upstairs, there are three well-proportioned bedrooms. Having been cherished by the same family for many years, this home presents a fantastic opportunity for new owners to update and personalise to their own taste.

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



THE ACCOMMODATION COMPRISSES

ENTRANCE HALL

Pvc front entrance door, radiator, stairs leading to the first floor.

SITTING ROOM

4.44m x 4.96m (14'6" x 16'3")
TV aerial point, radiator, ceiling coving, fitted cupboard housing floor standing oil fired central heating boiler.

INNER HALLWAY

Pvc rear entrance door.

KITCHEN

2.40m 3.01m (7'10" 9'10")
Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, electric oven and hob with extractor hood over, part tiled walls, plumbing for automatic washer.

WET ROOM

White suite comprising shower, pedestal wash hand basin, low flush WC, radiator, part tiled walls.

FIRST FLOOR ACCOMMODATION

LANDING

Fitted cupboard, access to loft space.

BEDROOM 1

3.00m x 5.00m (9'10" x 16'4")
Radiator, fitted cupboard.

BEDROOM 2

3.91m x 2.88m (12'9" x 9'5")
Radiator, fitted wardrobe.

BEDROOM 3

2.42m x 3.06m (7'11" x 10'0")
Radiator.

OUTSIDE

The property enjoys a generous plot with excellent outdoor space. To the front, a neatly lawned garden is framed by mature shrubs and hedge boundaries, creating a welcoming approach and a sense of privacy. A spacious driveway provides ample off-street parking. At the rear, the garden offers established planting, a lawned area, and a brick store, all enclosed by hedge boundaries, an ideal space for relaxing, gardening, or outdoor entertaining.

ADDITIONAL INFORMATION

SERVICES

Mains water, oil, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

