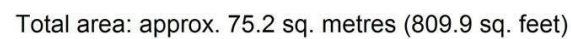


CLUBLEYS



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



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clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Stairs to first floor, understairs cupboard, storage cupboard.

SITTING ROOM

6.73 x 3.55 (22'0" x 11'7")
Feature stone fireplace, flagged hearth, Parkray stove with coal fired back boiler behind. Wall mounted electric heater, radiator.

KITCHEN

3.27 x 2.95 (10'8" x 6'6",31'1'8")
Fitted with a range of wall and base units comprising work surfaces, single bowl stainless steel sink unit, built in oven, electric hob with extractor above, plumbing for automatic washing machine, part tiled walls.

REAR LOBBY

uPVC door to rear yard.

FIRST FLOOR

LANDING

Cupboard housing hot water cylinder, access to loft space.

BEDROOM ONE

3.85 x 2.68 (12'7" x 8'9")
Electric radiator.

BEDROOM TWO

2.86 x 2.50 (9'4" x 8'2")
Electric radiator.

BEDROOM THREE

2.86 x 1.74 (9'4" x 5'8")

BATHROOM

Three piece suite comprising "P" shaped bath with electric shower over and shower screen. Mixer taps, pedestal wash hand basin, low flush W.C., shower wall boarding.

OUTSIDE

Externally, the property boasts a lawned garden to the front and a rear yard with a brick-built store.

ADDITIONAL INFORMATION

SERVICES

The property has the benefit of mains water, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

