

Total area: approx. 89.5 sq. metres (963.4 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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

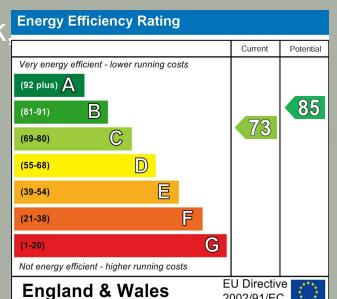
PROPERTY VALUATION/SURVEY
Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

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.

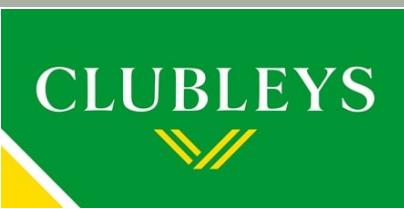
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, 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.



This three-bedroom semi-detached property is an ideal choice for families seeking a generous and cosy residence nestled in a sought-after residential neighbourhood. The layout features an entrance hall, a combined sitting and dining area, and a well-appointed kitchen. Upstairs, three bedrooms await, including a master bedroom with its own ensuite, alongside a family bathroom. Outside, the property boasts a lawned rear garden adorned with shrubs and flowers, complemented by a paved patio area perfect for enjoying summer evenings.

A driveway leads to the integral garage at the front of the property.
Tenure Freehold, East Riding of Yorkshire Council Band C.



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, radiator.

SITTING ROOM/DINING ROOM

7.13 x 3.23 (23'4" x 10'7")

Feature fireplace with marble surround and mantle, stairs to leading to first floor, wall light points, french doors to rear garden, ceiling coving, two radiators.

KITCHEN

3.29 x 2.90 (10'9" x 9'6")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven and hob with extractor hood over, plumbing for automatic washing machine, radiator, understairs cupboard, PVC rear entrance door, recessed ceiling lights, ceiling coving.

LANDING

Access to loft space, fitted cupboard, radiator.

BEDROOM ONE

4.39 x 2.55 (14'4" x 8'4")

Radiator.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin set in vanity unit, chrome heated towel rail, extractor, recessed ceiling lights, part tiled walls, tiled floor, light up mirror.

BEDROOM TWO

2.67 x 3.16 (8'9" x 10'4")

Radiator.

BEDROOM THREE

2.67 x 2.68 (8'9" x 8'9")

Radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over and shower screen, low flush W.C., pedestal wash hand basin, extractor, part tiled walls, chrome heated towel rail, laminate wood flooring.

OUTSIDE

Outside, the property boasts a lawned rear garden adorned with shrubs and flowers, complemented by a paved patio area perfect for enjoying summer evenings. A driveway leads to the integral garage at the front of the property.

INTEGRAL GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

