



**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

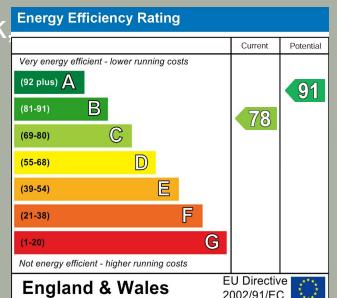
**PROPERTY VALUATION/SURVEY**  
Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

**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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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 home is set within a well-established and pleasantly sized development, offering an exciting opportunity for buyers looking to make their mark on a property. With a south-east-facing rear garden, this home boasts excellent potential for those with a vision to create their ideal living space. While the property does require updating, including the kitchen, bathroom, and general decoration, it provides a fantastic blank canvas to transform into a stylish and modern home. The accommodation includes an entrance hall with a cloakroom, a sitting room, and a spacious kitchen/diner with French doors opening to the rear. Upstairs, you'll find three bedrooms, the main featuring an en-suite, and a family bathroom. The current vendors have also added a decorated loft space with a Velux window, offering additional versatility. Outside, the south-east-facing garden features a mix of a paved patio, raised decking, and a grassed area. A side driveway leads to a garage.

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



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, tiled floor, radiator, stairs to first floor.

### W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, tiled floor, radiator.

### SITTING ROOM

4.93 x 2.94 (16'2" x 9'7")

T.V. aerial point, recessed ceiling lights, radiator, doors to Kitchen.

### KITCHEN

2.85 x 2.50 (9'4" x 8'2")

Fitted with a range of wall and base units comprising work surfaces, electric oven, gas hob, extractor hood over, stainless steel sink unit, part tiled walls, plumbing for automatic washing machine, recessed ceiling lights, tiled floor, fitted cupboard, cupboard housing wall mounted gas fired central heating boiler, PVC french doors to garden.

### LANDING

Access to a decorated loft space with a retractable ladder and a Velux window. There is also an airing cupboard housing the hot water cylinder.

### BEDROOM ONE

2.92 x 3.01 (9'6" x 9'10")

Radiator.

### EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, tiled splashback, radiator.

### BEDROOM TWO

2.92 x 1.87 (9'6" x 6'1")

Radiator.

### BEDROOM THREE

3.51 x 3.01 (11'6" x 9'10")

Radiator.

### BATHROOM

Three piece suite comprising panelled bath, low flush W.C., pedestal wash hand basin, tiled splashback, two radiators.

### OUTSIDE

Outside, the south-east-facing garden features a mix of a paved patio, raised decking, and a grassed area. A side driveway leads to a garage.

### GARAGE

Up and over door, rear personnel door.

### SERVICES

Mains water, gas, electricity and drainage.

### APPLIANCES

No appliances have been tested by the Agent.

### ADDITIONAL INFORMATION

We have been made aware that the current owners have decorated the loft space. Please note there are no building regulations for this and therefore this is for storage purposes only.

