

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

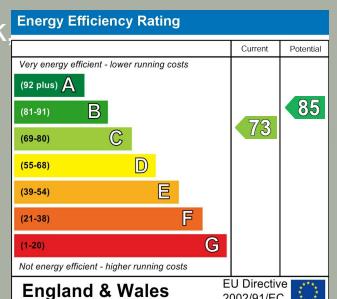
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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 house has been lovingly cared for since its construction 23 years ago. With its warm ambience, spacious layout, and inviting outdoor spaces, this property promises a perfect blend of comfort, style, and timeless charm. The accommodation comprises entrance hall with stairs leading to the first floor, sitting room with bay window, fitted kitchen with ample storage and space for a dining table. An additional timber-built garden room offers a tranquil retreat for your hobbies or relaxation. Upstairs discover three well-proportioned bedrooms and family bathroom. Outside there is a paved patio area with manicured hedges, a secure fence, and walled boundaries that ensure your privacy. The rear gated access adds convenience to your outdoor activities. There is also the added benefit of two allocated parking spaces to the front.

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

THE ACCOMMODATION COMPRISSES

ENTRANCE HALL

Front entrance door, laminate wood flooring, radiator, stairs to first floor, ceiling coving.

SITTING ROOM

4.43 x 3.84 (14'6" x 12'7")

Coal effect gas fire set in marble effect inset and hearth, wooden surround, laminate wood flooring, T.V. aerial point, ceiling coving, ceiling rose, understairs cupboard, radiator.

KITCHEN/DINER

5.14 x 2.96 (16'10" x 9'8")

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, plumbing for dishwasher, plumbing for automatic washing machine, electric oven and gas hob with hood over, ceiling coving, radiator, part tiled walls, patio doors to Garden Room.

GARDEN ROOM

2.87 x 2.85 (9'4" x 9'4")

Timber framed, wooden flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, ceiling coving, fitted cupboard.

BEDROOM ONE

3.97 x 3.18 (13'0" x 10'5")

Ceiling coving, radiator.

BEDROOM TWO

3.48 x 2.86 (11'5" x 9'4")

Ceiling coving, radiator.

BEDROOM THREE

2.29 x 2.18 (7'6" x 7'1")

Laminate flooring, ceiling coving, radiator.

BATHROOM

Three piece suite comprising panelled bath, mixer tap shower attachment, pedestal wash hand basin, low flush W.C., part tiled walls, radiator.

OUTSIDE

Outside there is a paved patio area with manicured hedges, a secure fence, and walled boundaries that ensure your privacy. The rear gated access adds convenience to your outdoor activities. There is also

the added benefit of two allocated parking spaces to the front.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

