

**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>

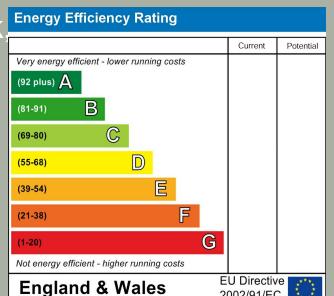
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**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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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.

**CLUBLEYS**



Set on a generous corner plot with gardens to three sides, this beautifully presented three-bedroom semi-detached home combines character, colour and versatility in an idyllic setting. A particular highlight is the large detached garage with an impressive first-floor room, currently used as the owner's showroom and flooded with natural light from Velux windows; subject to planning, this space offers a multitude of potential uses. The main house is equally appealing, with accommodation comprising an inviting entrance hall, a cosy sitting room with log-burning stove, and a stylish kitchen diner ideal for modern family living. A practical boot room, perfect for coats and shoes after country walks and easily adaptable as a dining room, is complemented by a utility/shower room. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. The property is decorated throughout with flair and taste, creating a warm and cohesive feel. Outside, lawned gardens to the front and side are complemented by a paved seating area to the rear, while hedge and walled boundaries provide excellent privacy. Rear gated access leads to the detached garage and a generous parking area, completing this exceptional and flexible home.

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

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## THE ACCOMMODATION COMPRISSES

### ENTRANCE HALL

PVC front entrance door, tiled flooring, partially panelled walls, ceiling coving, and stairs leading to the first floor.

### SITTING ROOM

3.84m x 4.75m max (12'7" x 15'7" max)

Bay window to the front, multi-fuel stove with a slate hearth and wooden mantel, alcove shelving, laminate flooring, TV aerial point, radiator, ceiling coving, and fitted cupboard.

### KITCHEN/DINER

2.71m x 5.75m (8'10" x 18'10")

Fitted with a range of wall and base units comprising work surfaces, a ceramic Belfast sink unit, Rangemaster oven, integrated dishwasher, part-tiled walls, tiled flooring, ceiling coving, radiator, and double doors leading to the boot room.

### BOOTROOM

2.76m x 2.47m (9'0" x 8'1")

PVC French doors leading to the garden, tiled flooring, radiator, ceiling coving, and access to the roof space.

### SHOWER ROOM & UTILITY

Three-piece white suite comprising a step-in shower cubicle, low-flush WC, and pedestal wash hand basin with tiled splashback. Work surface with plumbing for an automatic washer, floor-standing oil-fired central heating boiler, chrome heated towel rail, and tiled flooring.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Tiled floor, part panelled walls, ceiling coving.

#### BEDROOM 1

2.99m x 2.83m (9'9" x 9'3")

Radiator, ceiling coving, fitted wardrobe to one wall.

#### BEDROOM 2

3.56m x 2.82m (11'8" x 9'3")

Radiator, fitted cupboard, part panelled walls.

#### BEDROOM 3

2.57m x 2.84m (8'5" x 9'3")

Radiator, part panelled walls.

### BATHROOM

Three-piece white suite comprising a P-shaped panelled bath with mixer tap and shower attachment, low-flush WC, and pedestal wash hand basin. Chrome heated towel rail, part-tiled walls, tiled flooring, ceiling coving, and recessed ceiling lights.

### OUTSIDE

Set on a generous corner plot, the property features lawned gardens to the front and side, complemented by a paved seating area to the rear. Hedge and walled boundaries provide excellent privacy, while rear gated access leads to the large detached garage and a generous parking area. The outdoor space is both versatile and inviting, perfect for relaxing, entertaining, or enjoying country views.

### GARAGE WITH ROOM OVER

6.10m x 7.38m (20'0" x 24'2")

A particular highlight of this property is the large detached garage, which features a roller shutter door, a side personal door, a workbench, power and lighting, and stairs leading to the first floor. The first floor boasts an impressive room, currently used as a showroom, measuring 3.89m x 7.37m, and is flooded with natural light from Velux windows. It also benefits from laminate flooring, power, and lighting. Subject to planning permission, this versatile space offers a multitude of potential uses.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, oil, electricity and drainage.

#### APPLIANCES

No appliances have been tested by the agent.

