



Nestled in a convenient location overlooking the beck this stunning cottage over 200 years old offers turnkey perfection with impeccable decorative allure. The inviting living room and charming dining kitchen both of which feature decorative wall panelling create a warm and welcoming atmosphere. A downstairs shower room adds practicality to the layout. Ascending to the first floor reveals two double bedrooms, exemplifying cosy cottage living. The exterior boasts a picturesque cottage-style south facing garden at the rear, providing a tranquil retreat. Parking is available to the front and on street parking on Pinfold. Maintained in excellent decorative order, this property is poised to impress, urging an early inspection for those seeking a harmonious blend of comfort and style.

East Riding of Yorkshire Council tax band - B
Tenure - Freehold
EPC Rating - D

THE ACCOMMODATION COMPRISES**GROUND FLOOR****LIVING ROOM**

3.976 x 3.769 (13'0" x 12'4")

Superbly presented room with feature panelling to one wall, engineered wooden flooring and open brick fireplace. Built in under stairs cupboard and corner unit. Feature vertical radiator. Stairs to the first floor.

DINING KITCHEN

4.036 x 3.016 (13'2" x 9'10")

Upgraded kitchen with a full range of wall and floor units with complimentary Quartz work surfaces incorporating a ceramic Belfast sink unit, electric oven, induction hob with extractor over and integrated dish washer and plumbing for automatic washing machine. Engineered wood flooring, vertical radiator and feature wood panelling to one wall.

LOBBY

0915 x 0.825 (3001'11" x 2'8")

Engineered wood flooring, fitted cupboard housing gas fired central heating boiler. Rear entrance door providing access to the rear garden.

BATHROOM

3.139 x 1.686 (10'3" x 5'6")

Contemporary three piece white suite comprising low flush WC, vanity hand basin set in vanity unit and walk in shower cubicle housing mains fed shower with two shower heads. Tiled floor and partial tiling to the walls. Recessed ceiling lights, extractor fan and radiator.

FIRST FLOOR**LANDING**

Hatch providing access to the roof space.

BEDROOM ONE

4.203 x 2.416 (13'9" x 7'11")

Cast iron fireplace, radiator.

BEDROOM TWO

4.034 x 3.046 (13'2" x 9'11")

Fitted cupboards and vertical radiator.

OUTSIDE

The property has a delightful enclosed garden to the

rear of the house, a pleasant retreat to enjoy the warmer al fresco dining in the warmer months. There is pedestrian access via a gateway,

ADDITIONAL INFORMATION**SERVICES**

Mains water, electricity, gas and drainage.

APPLIANCES

None of the appliances have been tested by the agents.



Ground Floor



First Floor



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.