



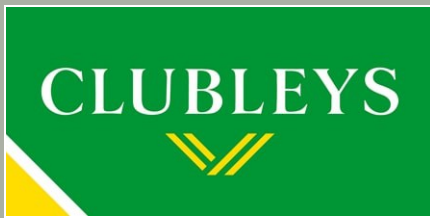
25, Melton Fields,
North Ferriby, Melton, HU14 3HE
£180,000



Located in the popular village of Melton this three bedroomed home is well presented and offers good sized accommodation. Briefly comprising of living room, kitchen, rear lobby and shower room to the ground floor. To the first floor are three bedrooms. Outside there is off street parking, garage, front and rear gardens.

Viewing is highly recommended.

Tenure - Freehold
Council Tax - A
EPC - C



Tenure: Freehold
East Riding of Yorkshire
BAND: A

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE

Composite front door leads into the entrance hall with stairs off to the first floor.

LIVING ROOM

3.32 x 5.01 (10'10" x 16'5")
Spacious dual aspect room.

KITCHEN

2.37 x 3.36 (7'9" x 11'0")
Good range of white gloss wall and floor units with complimentary work surfaces incorporating a one and a half bowl moulded ceramic sink unit, integrated double oven, four ring electric hob with chimney extractor over. Space for dishwasher and washing machine. Part tiling to the walls and laminate flooring.

REAR LOBBY

Recessed storage cupboard, wall unit, space for fridge/freezer with work top over and back door off.

SHOWER ROOM

1.60x 1.53 (5'2"x 5'0")
Contemporary suite comprising of low level Wc, pedestal hand basin, large walk in shower with tinted glass screen, water fall shower and hand held attachment. Large ladder radiator and tiling to the floor.

FIRST FLOOR

LANDING

BEDROOM ONE

2.72 x 5.03 (8'11" x 16'6")
To the side of the property with recessed storage cupboard.

BEDROOM TWO

3.85 x 2.51 (12'7" x 8'2")
To the front of the property with recessed storage cupboard and hatch to loft space.

BEDROOM THREE

2.34 x 2.36 (7'8" x 7'8")
To the rear of the property.

OUTSIDE

FRONT GARDEN

Laid mainly to gravel proving ample off street parking with lawn to the side and hedging to the boundary.

GARAGE

Up and over door, personnel door into the garden. Power and light.

REAR GARDEN

Laid mainly to lawn with paved patio area adjacent to the property with decorative timber seating area over and timber fencing to the boundary.

ADDITIONAL INFORMATION

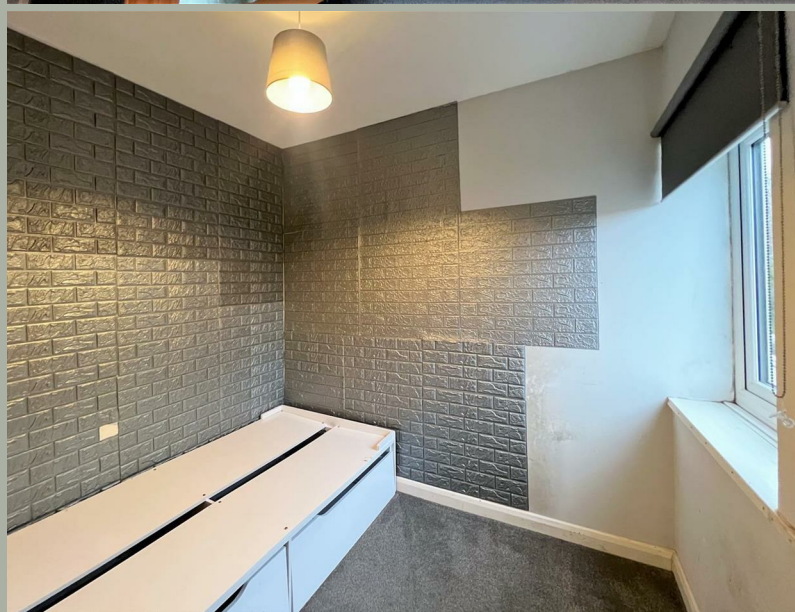
SERVICES

Mains water, drainage, and electricity are connected to the property.

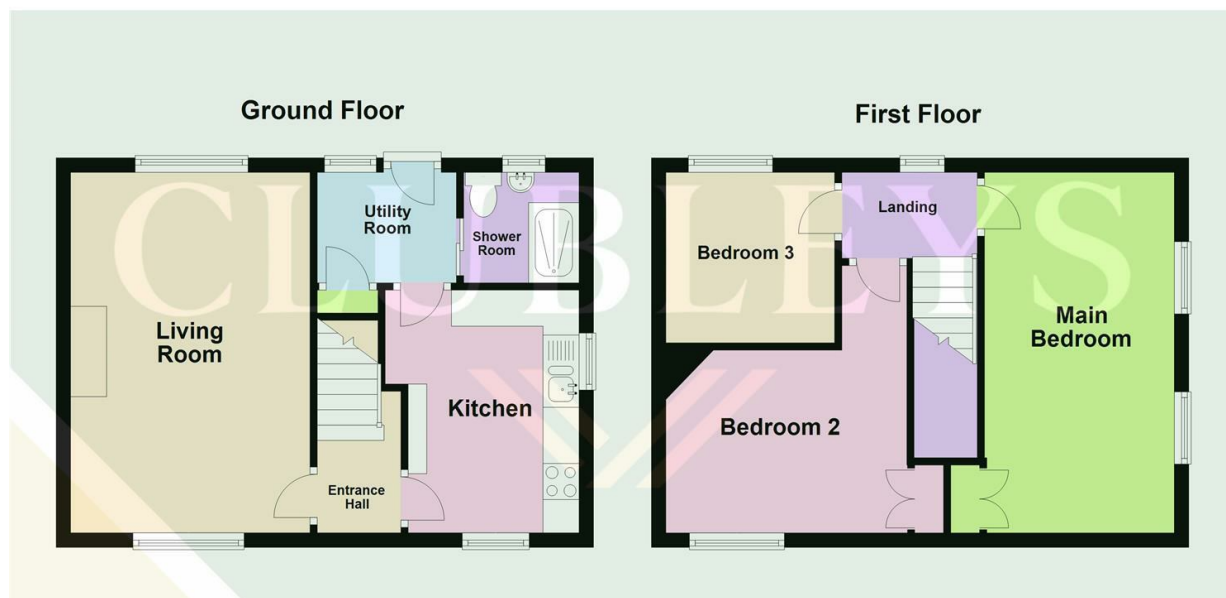
APPLIANCES

No appliances have been tested by the agent.

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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

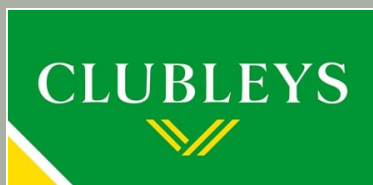
FREE VALUATIONS FOR SALE

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		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(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.