



A sizeable detached residence situated the heart of the village. Well designed, this generously proportioned family house was formerly a four bedroom, however, the current owners have incorporated one of the bedrooms to form a luxurious master suite - this could easily be converted back if desired. The property stands on a substantial plot making it the perfect family haven.

Step inside, and you'll discover two inviting reception rooms, a contemporary and fully equipped kitchen complemented by a convenient utility room and a WC to the ground floor.

With three beautifully appointed bedrooms, including a palatial master bedroom boasting ample fitted wardrobes and a stylish ensuite, the space on this floor also encompasses a modern family bathroom.

As you step outside, you'll find a spacious rear garden, perfect for those warmer months. To the front, there is an abundance of parking space, as well as a detached double garage.

A wonderful family home providing excellent parking, comfortable accommodation and a wealth of outside space and garaging.

East Riding of Yorkshire Council - band D

Tenure - Freehold

EPC rating - TBC

THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Decorative entrance porch with external door leading into the entrance hall with stairs off to the first floor, recessed storage cupboard, wooden flooring and coving to the ceiling.

CLOAKROOM

Modern suite comprising of low level WC, vanity sink unit with oval counter top basin with storage under. Wooden flooring and complimentary tiled splashback.

LIVING ROOM

3.47 x 5.63 (11'4" x 18'5")

Double doors from the entrance hall lead into the light and airy living room. Feature fireplace housing log effect fire with modern surround inset and hearth with wooden flooring, coving to the ceiling, television and telephone point. Patio door to the rear garden.

DINING ROOM

3.10 x 3.08 (10'2" x 10'1")

Spacious room to the front of the property with wooden flooring.

KITCHEN

4.01 x 2.37 (13'1" x 7'9")

Contemporary kitchen with an excellent range of wall and floor units with complimentary quartz work surfaces and feature splashbacks. Undermount moulded sink unit with instant hot water tap over, integrated fridge freezer, dishwasher, four ring induction hob with inbuilt extractor fan. Large pan/storage drawers, split level Neff ovens and large eye level wine cooler. Feature eye level wall unit with soft opening, modern tiling to the floor and recessed spotlights to the ceiling. Door into..

UTILITY ROOM

Space for washing machine and tumble dryer with work surface above, tiling to the floor, wall mounted gas central heating boiler and back door off.

FIRST FLOOR**LANDING**

Galleried landing. Hatch to loft space.

MASTER BEDROOM

4.24 x 5.65 x 3.33 (13'10" x 18'6" x 10'11")

Fantastic large dual aspect master suite, fitted high gloss wardrobes with sliding doors. Door into..

EN SUITE

1.50 x 2.39 x 0.74 (4'11" x 7'10" x 2'5")

Modern suite comprising of large vanity storage unit with moulded sink, concealed WC and shower cubicle with wet walling. Waterproof flooring and ceiling, part tiling to the walls, feature chrome radiator and recessed spotlights to the ceiling.

BEDROOM TWO

2.73 x 3.36 (8'11" x 11'0")

Generous double room to the front of the property.

BEDROOM THREE

2.62 x 2.22 (8'7" x 7'3")

To the rear of the property.

FAMILY BATHROOM

1.97 x 1.66 (6'5" x 5'5")

Suite comprising of low level WC, pedestal hand basin and jacuzzi bath with mixer tap and shower over. Full tiling to the walls, vinyl flooring, extractor fan and over stairs storage cupboard.

EXTERNAL

The sizeable frontage of the property provides ample off street parking with decorative block paving and stone leading to a double garage with electric roller doors, power and light. The rear garden is laid mainly to lawn with large paved patio area to the rear of the garden, raised timber edged flower beds to the side and a further paved patio area adjacent to the property.

ADDITIONAL INFORMATION**SERVICES**

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

APPLIANCES

No appliances have been tested by the agent.





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		84
(81-91)	B		
(69-80)	C		72
(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.