



## OVER 55'S DEVELOPMENT

Nestled in a tranquil cul-de-sac, this impeccably presented and thoughtfully redesigned one-bedroom semi-detached true bungalow offers independent living with the support of a warden and helpline system.

Cherished by its current owners, this property features a well-appointed layout including an entrance hall, living room, conservatory, kitchen, bedroom, and shower room.

Outside, a gated side driveway offers generous off-street parking and leads to the delightful rear garden, ideal for enjoyable alfresco dining experiences.

Contact us today to arrange your viewing.

East Riding of Yorkshire Council tax band - A  
EPC rating - C

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Side door gives access to the bungalow leading into the central hallway which gives access to all the rooms and has a recessed storage cupboard.

### KITCHEN

3.22 x 1.71 (10'6" x 5'7")

Upgraded kitchen with a good range of cream wall and floor units with complimentary work surfaces incorporating a stainless steel sink unit, double oven, concealed extractor over, four ring electric hob, space for under counter fridge, larder unit and plumbing for washing machine. Coving to the ceiling.

### LIVING ROOM

3.34 x 2.17 (10'11" x 7'1")

Wood effect flooring, feature radiator cover, coving to the ceiling and television point. To the rear of the property with sliding doors into the conservatory.

### SUNROOM

3.27 x 3.05 (10'8" x 10'0")

An added bonus to the property with tiling to the floor, insulated roofing and door off leading into the rear garden.

### BEDROOM

3.58 x 3.03 (11'8" x 9'11")

To the front of the property with a feature bay window having fitted wardrobes with sliding doors and feature mirrored panel. Wood effect flooring and coving to the ceiling.

### SHOWER ROOM

2.34m max x 1.80m (7'8" max x 5'11")

White suite comprising of low level WC, vanity sink unit with cupboard under and corner shower cubicle with mains fed shower. Chrome ladder radiator, tiling to the walls and floor and coving to the ceiling.

### OUTSIDE

Laid mainly to lawn to the front of the property, wrought iron gates lead onto the side driveway providing off street parking. Delightful rear garden being laid mainly to lawn with decorative planting to the fenced boundary.

### ADDITIONAL INFORMATION

The vendor has been made us aware that the service

charge is paid month, further information regarding this payment has been suggested.

### SERVICES

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

### APPLIANCES

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



## Ground Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



Total area: approx. 42.1 sq. metres (453.1 sq. feet)

### 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](mailto: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](mailto: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		90
(81-91)	B		
(69-80)	C		
(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.