

Total area: approx. 107.6 sq. metres (1158.2 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

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.

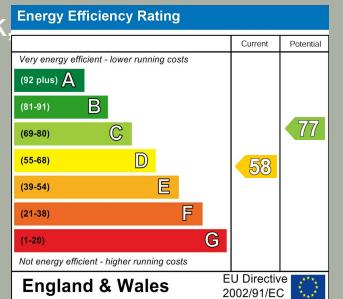
MORTGAGES

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.

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



Situated on a generous plot in a sought-after village setting, this three-bedroom semi-detached family home offers fantastic potential, with ample parking to the front and a spacious rear garden with established trees and shrubs. The accommodation comprises a welcoming entrance hall with stairs leading to the first floor, a sitting room, separate dining room, and a conservatory overlooking the garden. The original kitchen now functions as a utility area, with a covered rear entrance and former store providing extra space for a kitchen and a convenient downstairs WC. Upstairs, there are three bedrooms and a family bathroom. Outside, the rear garden is mainly laid to lawn with mature planting and fence boundaries, while the block-paved frontage offers plenty of off-road parking, framed by mature hedging and shrubs. The property offers an exciting opportunity to update and make it your own. Don't miss out on the chance to create your dream home in this fantastic location – arrange a viewing today!

East Riding of Yorkshire Council Band B. Tenure Freehold.

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THE ACCOMMODATION COMPRISSES

ENTRANCE HALL

Front entrance door, laminate flooring, radiator. Stairs to first floor, cupboard under stairs.

SITTING ROOM

4.25m x 3.80m (13'11" x 12'5")
 Solid fuel fire with back boiler, brick surround and tiled hearth. Ceiling coving, double doors leading to dining room, door leading to conservatory.

DINING ROOM

2.80m x 3.80m (9'2" x 12'5")
 Radiator, ceiling coving.

CONSERVATORY

4.28m x 3.09m (14'0" x 10'1")
 Brick dwarf walls with PVC windows and polycarbonate roof. Doors leading to rear garden.

KITCHEN

2.96m x 2.98m (9'8" x 9'9")
 Fitted with base units comprising work surfaces, partially tiled walls.

UTILITY

3.15m x 1.84m (10'4" x 6'0")
 Fitted with base units comprising work surfaces, single drainer sink unit, plumbing for automatic washer.

REAR ENTRANCE

Rear entrance door.

WC

Low flush WC.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM ONE

3.83m x 3.40m (12'6" x 11'1")
 Radiator, fitted cupboard.

BEDROOM TWO

3.27m x 2.93m (10'8" x 9'7")
 Radiator, fitted cupboard.

BEDROOM THREE

2.88m x 2.28m (9'5" x 7'5")
 Radiator, fitted cupboard.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin and low flush WC. Radiator, fully tiled walls, fitted cupboard housing hot water cylinder.

OUTSIDE

Outside, the rear garden is mainly laid to lawn with mature planting and fence boundaries, while the block-paved frontage offers plenty of off-road parking, framed by mature hedging and shrubs.

ADDITIONAL INFORMATION

SERVICES

Mains electric, water and drainage.

APPLIANCES

No appliances have been tested by the Agent.

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.

