





Tenure: Freehold
East Riding of Yorkshire Council
Band: B

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator, stairs to first floor.

SITTING ROOM

3.90 x 3.23 (12'9" x 10'7")
Electric fire with wooden surround and mantle, bay window to front, T.V. aerial point, understairs cupboard, ceiling coving.

KITCHEN/DINER

2.49 x 4.27 (8'2" x 14'0")
Fitted with a range of wall and base units comprising work surfaces, single drain sink unit, electric oven and hob, induction hob, extractor over, integrated washing machine, integrated fridge/freezer, integrated wine cooler and integrated microwave, part tiled walls, ceiling coving, traditional radiator, patio doors to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, partially boarded.

BEDROOM ONE

3.69 x 4.24 (12'1" x 13'10")
T.V. aerial point, cupboard housing wall mounted gas fired central heating boiler, radiator.

BEDROOM TWO

2.77 x 2.20 (9'1" x 7'2")
Radiator.

BATHROOM

Three piece suite comprising panelled bath, rainfall shower over, shower screen, wash hand basin, drawer under, low flush W.C., part tiled walls, chrome heated towel rail, extractor.

OUTSIDE

Outside, the low-maintenance rear garden is predominantly paved with fenced boundaries and gated rear access, enjoying a westerly facing aspect, while the front of the property offers convenient parking.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity 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>
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