



**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

**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.

**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.

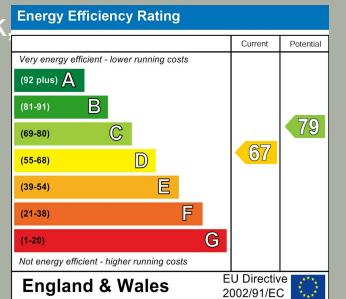
#### MORTGAGES

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.

**CLUBLEYS**

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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.

**CLUBLEYS**



This immaculate and stylishly extended three-bedroom detached family home is a true standout, offering spacious and versatile living over three beautifully presented floors. The heart of the home is the stunning kitchen diner, which opens seamlessly into a bright and airy day/garden family room with views over the landscaped rear garden, perfect for modern family life and entertaining. A welcoming sitting room with a contemporary fire and a smart entrance hall complete the ground floor. Upstairs, the home continues to impress with a generous bedroom featuring an en-suite, a stylish white bathroom, a dressing area with a full wall of wardrobes and staircase leading to the second floor. The top floor hosts a superb bedroom with four Velux windows flooding the space with light, along with its own en-suite and ample storage. All bathrooms are finished with sleek vanity units for added practicality. Outside, the rear garden offers a perfect mix of lawn, paved seating area, and raised beds, all enclosed by fencing with gated access. To the front is a neat lawned garden with hedge boundaries, a side driveway, gated access, and a detached garage. A rare find, this home effortlessly combines style, space, and comfort.

Tenure: Freehold. East Riding of Yorkshire Council BAND: C

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**ZOOPLA**



## THE ACCOMMODATION COMPRISSES

### ENTRANCE HALL

Front entrance door, stairs to first floor accommodation, radiator, ceiling coving.

### SITTING ROOM

4.47m x 4.13m (14'7" x 13'6")  
 Modern gas log effect fire, bay window, radiator, ceiling coving. Television point, cupboard housing gas fired central heating boiler.

### KITCHEN DINER

3.18m x 5.15m (10'5" x 16'10")  
 Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit. Electric oven, gas hob with extractor hood over, plumbing for automatic washer, plumbing for dishwasher. Radiator, ceiling coving, recessed ceiling lights. Archway leading to...

### DAY/GARDEN ROOM

2.68m x 2.38m (8'9" x 7'9")  
 PVC Windows to two sides, PVC rear entrance door, recessed ceiling lights. Radiator, television point.

## FIRST FLOOR ACCOMMODATION

### LANDING

Airing cupboard housing hot water cylinder, recessed ceiling lights, ceiling coving.

### BEDROOM TWO

3.20m x 3.29m (10'5" x 10'9")  
 Ceiling coving, radiator, fitted cupboard.

### EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC and wash hand basin set in vanity unit.

### BEDROOM THREE

2.89m x 2.69m (9'5" x 8'9")  
 Radiator, ceiling coving.

### FAMILY BATHROOM

Three piece white suite comprising panelled bath with mixer tap shower attachment, low flush WC and wash hand basin set in vanity unit. Chrome ladder style towel radiator, tiled flooring, fully tiled walls. Extractor fan, recessed ceiling lights.

### DRESSING AREA

1.99m x 1.90m (6'6" x 6'2")  
 Fitted wardrobes to one wall, radiator, ceiling coving. Stairs to second floor accommodation.

### SECOND FLOOR ACCOMMODATION

#### BEDROOM ONE

5.71m max x 5.11m max (18'8" max x 16'9" max)  
 Four velux windows, television point, recessed ceiling lights.

#### EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC and wash hand basin set in vanity unit. Tiled flooring, partially tiled walls, chrome ladder style towel radiator, recessed ceiling lights, extractor fan,

#### OUTSIDE

Outside, the rear garden offers a perfect mix of lawn, paved seating area, and raised beds, all enclosed by fencing with gated access. To the front is a neat lawned garden with hedge boundaries, a side driveway, gated access, and a detached garage.

#### GARAGE

Up and over door, power and light, side personnel door.

### ADDITIONAL INFORMATION

#### SERVICES

Mains gas, electricity, drainage and water.

#### APPLIANCES

No appliances have been tested by the Agent.

