



23, Queen Street,
Eastrington, DN14 7QA
Guide Price £425,000



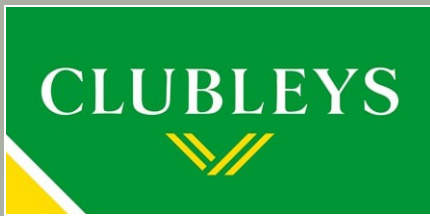
This delightful detached house on Queen Street offers a perfect blend of contemporary and traditional living! With four well-proportioned bedrooms, ideal for those seeking a home that accommodates both relaxation and practicality.

With the unique dual entrances, you are greeted by two inviting reception rooms, a fantastic breakfast kitchen/family room providing ample space for entertaining guests or enjoying quiet family evenings. The layout of this beautiful house promotes a warm, bright and welcoming atmosphere - the location itself offers the benefit of village life whilst remaining within easy reach of local amenities.

It is a place where you can truly feel at home. With its spacious interiors and charming location, it presents a wonderful opportunity for anyone looking to invest in a family-friendly residence in Eastrington. Don't miss the chance to make this lovely house your new home!

****Please note, upon viewing please park on the roadside at the front of the property and enter via the green front door. There is also a parking space to the rear of the property inside the pink gate. Note that the gravel accessway cannot be used for parking****

Tenure - Freehold
Council tax band - C
EPC - D



Tenure: Freehold
East Riding of Yorkshire
BAND: C

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front door leads into the entrance hall with Ornate tiled floor.

INNER HALLWAY

1.71m x 1.62m (5'7" x 5'3")

Stairs leading to the first floor.

SITTING ROOM

4.30m max x 4.18m (14'1" max x 13'8")

An elegant room boasting a classical period fireplace with marble hearth housing a wood burning stove. Antique pine shelved unit to alcove. Ornate ceiling rose and picture rail.

STUDY/SIDE ENTRANCE HALL

3.69m x 2.62m (12'1" x 8'7")

Side door leading in with lead effect glass panels to either side. Marble tiled floor and recessed pine bookshelf. Walk in spacious understair pantry.

OPEN PLAN KITCHEN/DAY ROOM

6.47m x 6.33m (21'2" x 20'9")

Having a bespoke range of wall and floor units with complimentary quartz work surfaces incorporating a Belfast sink unit, space for a range cooker, integrated appliances and feature central breakfast island. Bi fold doors give access to the outside space. Herringbone flooring.

DINING ROOM

4.87m max x 3.69m (15'11" max x 12'1")

Feature deep bay window. Classical surround fireplace with marble effect inset and hearth housing open grate, adjoining recessed pine fronted shelved cupboards. Ornate ceiling rose, picture rail and timber floor. Telephone point.

CLOAKROOM

Suite comprising of low level Wc, pedestal hand basin and herringbone flooring.

FIRST FLOOR

MASTER BEDROOM

3.96m x 3.38 (12'11" x 11'1")

Spacious room to the front elevation with narrow recessed shelved cupboard.

SHOWER ROOM

1.94m x 1.72m (6'4" x 5'7")

Modern white suite incorporating corner shower cubicle, vanity hand basin and low level WC. Marble floor and marble tiled walls.

INNER LANDING

Recessed book shelves.

BEDROOM TWO

3.68m x 2.75m max (12'0" x 9'0" max)

Double room to the side elevation with recessed pine bookshelf.

BEDROOM THREE

4.09m x 2.97m max (13'5" x 9'8" max)

"L" Shaped double room to the rear elevation.

BEDROOM FOUR

2.40m x 3.71m (7'10" x 12'2")

Double room to the side elevation with picture rail.

FAMILY BATHROOM

2.87m x 1.95m (9'4" x 6'4")

White suite comprising antique cast iron roll top bath with clawed feet, contemporary low level WC and vanity sink unit with storage under, marble top and adjoining cupboard. Marble flooring and marble half tiled walls.

OUTSIDE

The property forms part of a development of three houses filled with character, a shared accessway to the side leads to the rear of the property which provides a gated parking space. The side garden is attractively laid out with wall and metal railings to the front leading to lawn and mature shrub borders. A stone flagged and decked area. The rear garden is walled to two sided and accessed via double opening gates with steps up from the parking area. This delightful cottage garden which is a particular feature of this property is mainly laid to lawn with an array of shrub borders leading to a private patio area.

ADDITIONAL INFORMATION

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

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.

SERVICES

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

APPLIANCES

No appliances have been tested by the agent.

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Ground Floor



First Floor

**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

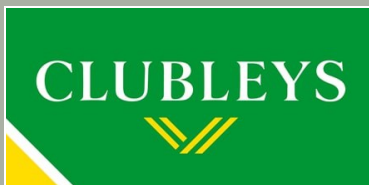
FREE VALUATIONS FOR SALE

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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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		
(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

84

62

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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.