

**\*OVER 55'S CRITERIA\***

This one bedroom semi-detached bungalow is situated in a great location within a quiet cul-de-sac and offers independent living with the benefit of assisted warden service and helpline system.

The accommodation boasts a gas central heating system and UPVC double glazing. Comprises: entrance hallway, living room, fitted kitchen, bedroom and bathroom.

Outside there are low maintenance gardens and a driveway for ease of access.  
Viewing advised.

EPC: TBC  
Council Tax Band: A

**ACCOMMODATION COMPRISES:****ENTRANCE HALLWAY**

UPVC door to side, storage cupboard with water tank. single pendant light fitting

**LIVING ROOM**

4.91 x 3.10 (16'1" x 10'2")

UPVC double glazed bay window to front aspect. Wall mounted gas fire, radiator, single pendant light.

**KITCHEN**

3.30 x 1.70 (10'9" x 5'6")

UPVC double glazed window to front elevation. Fitted with a range of base, floor and wall mounted units with space for wash and cooker. vinyl flooring and wall mounted central heating boiler.

**BEDROOM**

3.05 x 2.38 (10'0" x 7'9")

UPVC double glazed window to rear elevation, a range of built in bedroom furniture, radiator and single pendant light fitting.

**BATHROOM**

2.33 x 1.69 (7'7" x 5'6")

UPVC double glazed window to side elevation. White suite comprising: panel bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Tiled splashback, single pendant light fitting, radiator and vinyl flooring.

**OUTSIDE****GARDEN & PARKING**

Lawned garden to the rear with with timber boundary fencing. To the front a lawned area and paved driveway and footpath leading to the side entrance and rear garden.

**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.

**EPC - RATING D****COUNCIL TAX - BAND A****SERVICES**

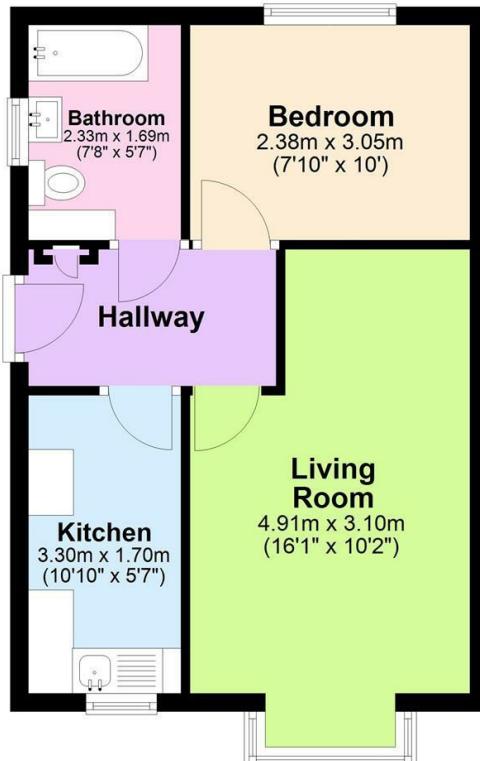
Mains gas, electricity, water and drainage are connected.

**APPLIANCES**

None of the appliances have been tested by the agent.



## Ground 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

### 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>

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### 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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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.