



We are delighted to offer this four bedroom detached family home located in the village of Full Sutton.

The accommodation comprises an entrance hall with WC, a spacious sitting room, dining kitchen with sliding doors which lead into the conservatory overlooking the rear garden. To the first floor lies four bedrooms and a family bathroom.

Externally, the property offers a garden and off road parking to the front leading to the garage. To the rear is a patio seating area immediately beyond the property and a raised lawned garden, further patio and a fenced off area containing a garden shed with the oil tank behind.

Tenure: Freehold. Local Authority: East Riding of Yorkshire Council - Tax Band C. Viewing highly recommended.



Tenure: Freehold
East Riding of Yorkshire
BAND: C

THE ACCOMODATION COMPRISES OF:

ENTRANCE HALL

Front entrance door, laminate wood flooring and radiator.

WC

1.84 x 0.95 (6'0" x 3'1")

With window to the front, low flush w/c, corner wash basin, laminate wood flooring and part tiled walls.

INNER HALL

With window to the front, laminate wood flooring, stairs leading to the first floor and under stairs cupboard.

SITTING ROOM

6.13 x 3.26 (20'1" x 10'8")

With windows to the front and rear elevations, two radiators and laminate wood flooring.

DINING KITCHEN

5.98 x 3.45 (19'7" x 11'3")

Window to rear, door to rear and sliding doors to conservatory.

Kitchen fitted with wall and base units comprising working surfaces, sink unit, integrated electric oven and hob with extractor fan over, space for an undercounter fridge. Laminate wood flooring and radiator.

CONSERVATORY

5.99 x 3.18 (19'7" x 10'5")

Windows to 3x elevations and sliding doors to side. Tiled floor.

LANDING

Window to the front elevation and airing cupboard.

BEDROOM ONE

3.47 x 3.29 (11'4" x 10'9")

Window to the rear elevation, fitted wardrobes and radiator.

BEDROOM TWO

3.11 x 3.00 (10'2" x 9'10")

Window to the rear elevation and radiator.

BEDROOM THREE

3.27 x 2.48 (10'8" x 8'1")

Window to the side elevation and radiator.

BEDROOM FOUR

2.61 x 2.23 (8'6" x 7'3")

Window to the rear elevation, laminate wood flooring and radiator.

BATHROOM

2.26 x 1.68 (7'4" x 5'6")

Fitted suite comprising wash hand basin set in vanity unit, low flush WC, panelled bath, shower cubicle, tiled walls, chrome ladder style radiator and window to front elevation.

GARAGE

Having up and over doors with power and light. Also houses the oil boiler.

OUTSIDE

Lawned garden to front with central flowerbed and hedge borders, driveway to the side leading to the garage.

The enclosed rear garden has a patio area stepping up to the raised lawn which leads to a further patio and also to a fenced off area which houses the shed and oil tank.

ADDITIONAL INFORMATION

APPLIANCES

None of the above appliances have been tested by the Agent.

SERVICES

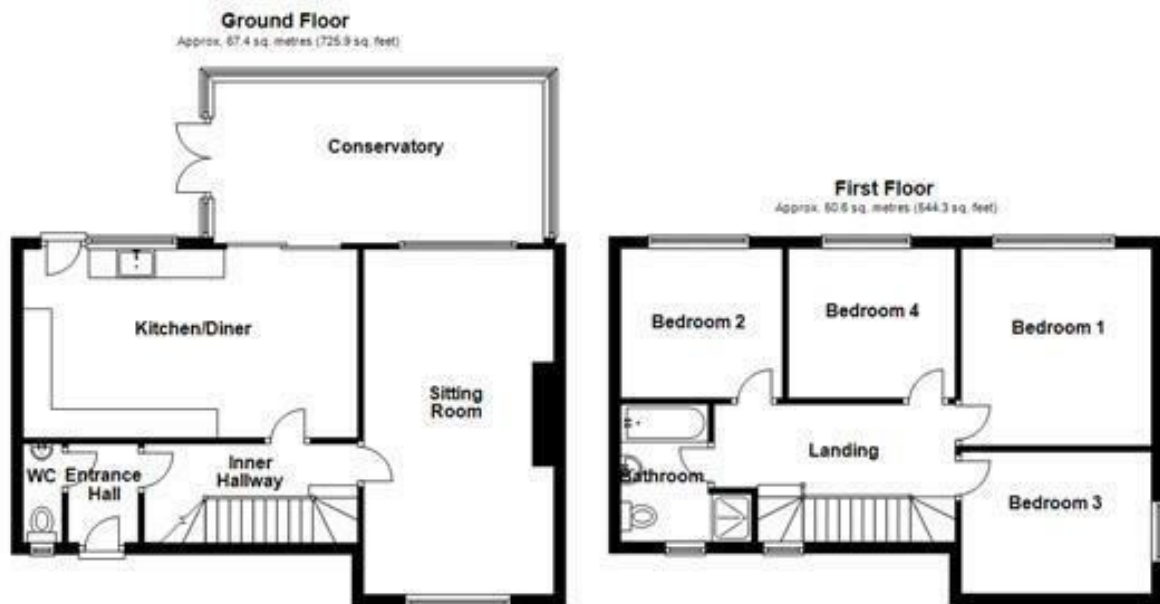
Mains water, electricity and drainage. Oil fired central heating. Telephone connection subject to renewal with British Telecom.

TENURE & COUNCIL TAX BAND

Tenure: Freehold.

East Riding of Yorkshire Council Tax Band C.





Total area: approx. 118.0 sq. metres (1270.3 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

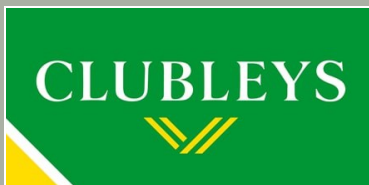
FREE VALUATIONS FOR SALE

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.