



This well-presented two-bedroom semi-detached bungalow has been modernised throughout by the current owner, offering comfortable and practical living spaces.

Inside, the property benefits from a modern kitchen with fully integrated appliances, a spacious lounge featuring a bow window to the front, and an inner hall with a useful storage cupboard housing the recently installed boiler. There are two generously sized bedrooms and a bright, functional shower room. Externally, there's off-road parking at the front and a driveway leading to a single garage. The rear garden includes a paved patio area and a lawn, ideal for enjoying outdoor space with minimal upkeep.

Additional upgrades such as a full rewire and newly installed gas central heating mean this home is not only modernised but ready for the discerning buyer to move straight in.

Viewing Recommended.



Tenure: Freehold  
East Rlding of Yorkshire Council  
BAND: B

## THE ACCOMMODATION COMPRISES;-

### KITCHEN

3.76 x 2.42 (12'4" x 7'11")

Door and window to side, window to front.

Modern kitchen comprising integral appliances including fridge freezer, washing machine, dishwasher, oven with induction hob and extractor fan over, sink unit, tiled floor and radiator.

### SITTING ROOM

5.75 x 2.95 into recess (18'10" x 9'8" into recess)

Bay to front.

Painted brick fire surround and radiator.

### INNER HALL

Cupboard housing gas fired boiler, access to loft.

### BEDROOM ONE

3.63 x 3.04 (11'10" x 9'11")

Window to rear.

Radiator.

### BEDROOM TWO

2.76 x 2.49 (9'0" x 8'2")

Window to rear.

Radiator.

### SHOWER ROOM

2.32 x 1.55 (7'7" x 5'1")

Window to side.

Suite comprising low flush WC, pedestal hand basin and shower cubicle. Radiator.

### OUTSIDE

Externally the property offers off road parking to the front and a driveway leading to a single garage.

The rear garden comprises of a paved patio and lawned area.

## ADDITIONAL INFORMATION

### SERVICES

Mains gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

### APPLIANCES

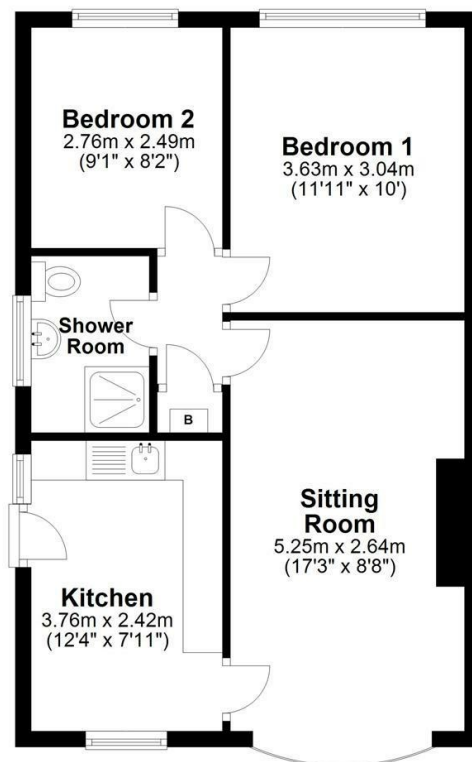
None of the appliances have been tested by the agent.



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**Ground Floor**

Total area: approx. 49.3 sq. metres (530.5 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

#### 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

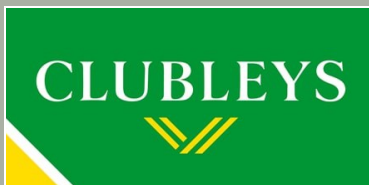
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



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