



Total area: approx. 76.5 sq. metres (823.8 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.

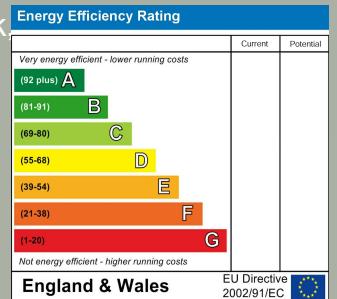
#### MORTGAGES

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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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.



A beautifully presented two-bedroom detached bungalow, offered with no onward chain, in a highly sought-after location at the end of a quiet cul-de-sac. One ownership since new, the property is exceptionally well maintained and feels light and airy throughout. The accommodation comprises an entrance hall, a spacious sitting room with dining area and French doors leading to a conservatory, a fitted kitchen with integrated appliances, two double bedrooms, and a modern shower room.

Externally, the rear garden is lawned and bordered by mature trees, shrubs, and hedging, while the front garden has established shrubs and a good-sized block-paved driveway leading to the garage, providing both privacy and kerb appeal.

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



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door; airing cupboard housing the hot water cylinder; access to loft space; Karndean flooring; ceiling coving; radiator.

### KITCHEN

3.62m x 2.44m (11'10" x 8'0")

Fitted with a range of wall and base units comprising work surfaces and a ceramic sink unit, integrated dishwasher, integrated washer/drier, and integrated fridge/freezer, an electric oven, gas hob with extractor hood over, a cupboard housing the wall-mounted gas-fired central heating boiler, part-tiled walls, recessed ceiling lights, and a radiator.

### SITTING ROOM & DINING AREA

6.36m max x 3.56m max (20'10" max x 11'8" max)

Bay window to the front, French doors to the conservatory, marble-effect inset and hearth with wooden surround and mantel, TV aerial point, telephone point, ceiling coving, and two radiators.

### BEDROOM ONE

4.73m x 3.17m (15'6" x 10'4")

Fitted wardrobes, radiator.

### BEDROOM TWO

3.70m x 2.84m (12'1" x 9'3")

Radiator.

### SHOWER ROOM

Three-piece suite comprising a step-in shower cubicle, wash hand basin set in a vanity unit, and low-flush W.C., with fully tiled walls, recessed ceiling lights, and a chrome heated towel rail.

### OUTSIDE

The property enjoys well-tended gardens with a sense of privacy. The rear garden is lawned and bordered by mature trees, shrubs, and hedging, creating a tranquil outdoor space, while the front garden features established shrubs and a good-sized block-paved driveway leading to the garage, offering both kerb appeal and practical parking.

### GARAGE

5.26m x 2.84m (17'3" x 9'3")

Electric roller shutter door, power and light.

### ADDITIONAL INFORMATION

### SERVICES

Mains water, electricity, gas and rainage.

### APPLIANCES

No Appliances have been tested by the Agent.

