

CLUBLEYS

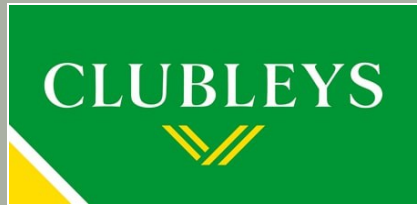


zoopla

CLUBLEYS

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			
		60	78

EU Directive 2012/27/EU



Tenure: Freehold
East Riding of Yorkshire Council
Band: B

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door.

SITTING ROOM

4.57 x 4.46 (14'11" x 14'7")

Electric fire set in marble effect hearth, wooden mantle, radiator, stairs to first floor.

KITCHEN/DINER

2.62 x 4.43 (8'7" x 14'6")

Fitted with a range of wall and base units comprising stainless steel sink unit, extractor hood, plumbing for automatic washing machine, part tiled walls, dado rail, radiator, sliding doors to rear garden.

FIRST FLOOR

LANDING

Access to loft, cupboard housing hot water cylinder.

BEDROOM ONE

3.63 x 2.49 (11'10" x 8'2")

Fitted wardrobes, ceiling coving, radiator.

BEDROOM TWO

2.91 x 2.49 (9'6" x 8'2")

Fitted wardrobes, radiator.

BEDROOM THREE

2.51 x 1.87 (8'2" x 6'1")

Fitted cupboard, radiator.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin, low flush W.C., part tiled walls, radiator.

OUTSIDE

Outside, the rear garden is predominantly laid to lawn and complemented by a paved seating area and a selection of established plants and shrubs, creating a private and inviting outdoor space to relax or entertain. The attached garage benefits from power and lighting, while the gravelled driveway provides convenient off-road parking for up to two vehicles

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

