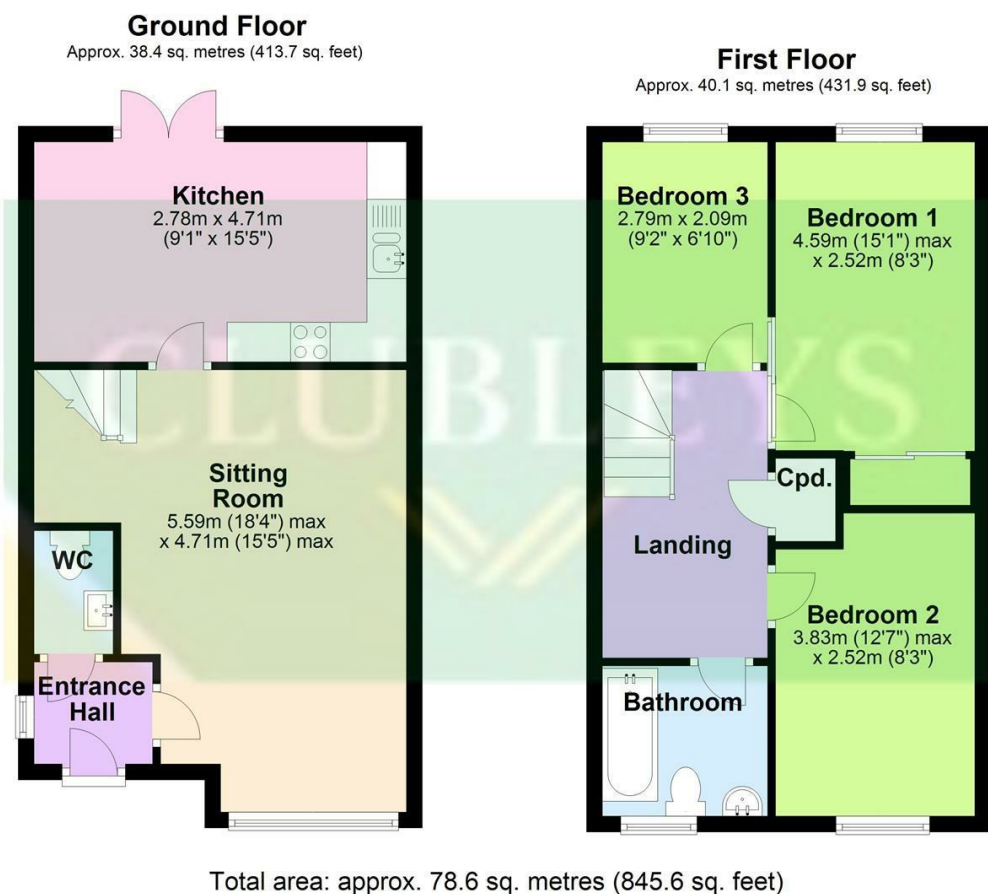






Tenure: Freehold
East Riding of Yorkshire Council
Band: B

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator.

WC

Two piece white suite comprising low flush WC and wash hand basin. Partially tiled walls, recessed ceiling lights, extractor fan, tiled flooring, radiator.

SITTING ROOM

5.59m max x 4.71m max (18'4" max x 15'5" max)
Radiator, television point, stairs leading to first floor.

KITCHEN

2.78m x 4.71m (9'1" x 15'5")
Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit. Electric oven, gas hob with extractor hood over. Integrated fridge freezer, integrated dishwasher, cupboard housing gas fired central heating boiler. Recessed ceiling lights, radiator, tiled flooring, PVC French doors to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, fitted cupboard.

BEDROOM ONE

4.59m max x 2.52m (15'0" max x 8'3")
Radiator, fitted wardrobes to one wall.

BEDROOM TWO

3.83m max x 2.52m (12'6" max x 8'3")
Radiator.

BEDROOM THREE

2.79m x 2.09m (9'1" x 6'10")
Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC. Wash hand basin, partially tiled walls, tiled flooring, recessed ceiling lights, extractor fan, radiator.

OUTSIDE

Outside, the rear garden has been thoughtfully sectioned to include a paved and block paved seating area, a small gated fence leading to a lawned space with garden shed, all enclosed by fence boundaries with side gated access.

ADDITIONAL INFORMATION

The vendor informs us that the property is subject a service charge of £203.02 per annum. However, this may be subject to change and will be confirmed by solicitors.

SERVICES

Mains gas, electricity, drainage and water.

APPLIANCES

No appliances have been tested by the Agent.

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.

