



The Duckwalk, Howden Road, Eastrington, DN14 7PL No Onward Chain £270,000



Beautiful Detached Bungalow with Stunning Countryside Views

Situated in a charming rural village setting, this attractive detached bungalow enjoys fabulous, serene views to the rear across neighbouring arable farmland. Offered For Sale with vacant possession, the property presents an excellent opportunity for those seeking peaceful countryside living.

The well-proportioned accommodation comprises two generous double bedrooms, including a spacious principal bedroom benefiting from its own en suite bathroom. The versatile living space includes a bright and airy lounge/diner, a conservatory/sun room overlooking the garden, a fitted kitchen, utility room, and a family bathroom.

Further features include an integral garage equipped with power, lighting and mains water, providing excellent storage or workshop potential.

Externally, the property is approached via a block-paved driveway offering ample off-road parking to the front elevation. To the rear, a mature lawned garden and patio area provide the perfect setting for relaxing or entertaining while enjoying the delightful open countryside views.

A wonderful opportunity to acquire a spacious bungalow in a sought-after village location with the added benefit of no onward chain.

EPC: TBC
COUNCIL TAX BAND: C



Tenure: Freehold
East Riding of Yorkshire
BAND: C

ACCOMMODATION COMPRISES:

SIDE ENTRANCE

Steps up to a glazed UPVC entrance door

UTILITY ROOM

2.471 x 1.783 (8'1" x 5'10")

Versatile room with a range of base, wall and floor units, complimentary work surfaces, composite single drainer sink unit with mixer tap, splashback tiling, additional storage, extractor, ceiling light, and radiator. Door of into...

WC/CLOAKS

1.574 x 0.813 (5'1" x 2'8")

Window to side elevation. Low flush WC, mounted corner sink unit, splashback tiling, ceiling light and extractor.

KITCHEN

4.654 max x 3.999 max (15'3" max x 13'1" max)

Good size kitchen with a range of 'Dark Oak' base, wall, drawer and floor units, splashback tiling, space for dining table and chairs. One and half bowl stainless steel sink unit with mixer tap, four ring glass electric hob with extractor hood over, built in double oven and grill, integrated dishwasher and space for fridge. Dual aspect windows, and radiator. UPVC glazed door off into...

CONSERVATORY/SUN ROOM

4.344 x 2.492 (14'3" x 8'2")

Spacious light and airy room. Part brick & UPVC double glazed with ceiling light, radiator and mains electric. Stunning views out to the rear elevation and rural landscape.

L-SHAPED HALLWAY

With a range of useful storage, ceiling light and radiator.

BATHROOM

2.939 x 1.878 (9'7" x 6'1")

Fully tiled suite comprising: Panel bath, housed low flush WC and sink unit. Shower enclosure with mains fed shower and glazed screen. Radiator.

MASTER BEDROOM

3.994 x 2.990 (13'1" x 9'9")

Window to the front elevation. A range of built in wardrobes, overhead storage, bedside drawer units, ceiling light and radiator.

BEDROOM TWO

5.041 x 2.963 (16'6" x 9'8")

Spacious double room with window to the front elevation. A range of built in wardrobes and overhead storage, bedside drawer units, dressing table - space for a double bed.

EN-SUITE

2.401 x 1.950 (7'10" x 6'4")

Spacious fully tiled suite comprising: panel bath, shower

enclosure with glazed screen and mains fed shower. Low flush WC and sink unit housed with storage and drawers.

LOUNGE/DINER

5.997 x 4.187 (19'8" x 13'8")

Spacious light and airy room with space for dining table and chairs. Bay window to the rear elevation, twin radiators. Feature fire surround with marble effect back and hearth, inset coal effect gas fire. Wall lights.

INTEGRAL GARAGE

5.528 x 2.732 (18'1" x 8'11")

Perfect space for a vehicle, storage etc - Mains water, power and light with electric roller door. Gas boiler for the mains water. ceramic sink and taps, meters.

OUTSIDE (Front & Rear)

Block paved pathway giving side access to the left and to the right of the property. Timber boundary fencing, established fruit trees, shrubbery and herbaceous borders, mainly laid to lawn with brick boundary wall, timber storage shed. To the front elevation a block paved driveway with parking for multiple vehicles, feature gravelled area with shrubs, plants, flowers.

Please Note: Air source heat pump located on the exterior side wall providing the heating.

ADDITIONAL INFORMATION

*Broadband

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

*Mobile

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

*Referral Fees

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.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES

Mains gas, water, electricity, air source heat pump, drainage are connected to the property.

APPLIANCES

None of the appliances have been tested by the agent.



Ground Floor



Total area: approx. 106.1 sq. metres (1142.3 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

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

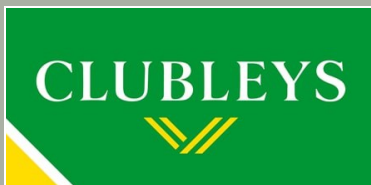
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 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.



1 Toft Court, Skillings Lane, Brough, East
Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

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		
England & Wales	83	
EU Directive 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.