



**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.

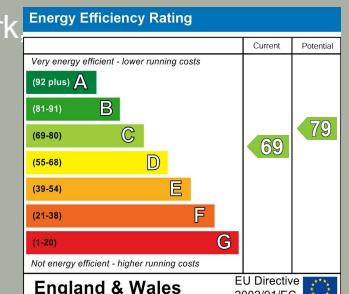
**MATERIAL INFORMATION**  
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



Priced for a Quick Sale – Proceedable Buyers Only.

One of the largest four-bedroom detached homes on the development, offering exceptional family living with three reception rooms and versatile accommodation throughout. The ground floor comprises an entrance hall with WC, sitting room, kitchen, family room, dining room, and utility room. Upstairs, all four bedrooms are generously proportioned, with the main bedroom measuring 15ft x 16ft and featuring a spacious five-piece en-suite, alongside a family bathroom. Outside, the rear garden is lawned with a paved seating area and fenced boundaries, while the front garden is laid to lawn with a block-paved driveway and access to the garage. The property does require internal updating but benefits from a recently fitted boiler, offering an exciting opportunity for buyers to create their ideal family home.

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

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, stairs to first floor, fitted cupboard, radiator.

### W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, laminate wood flooring.

### SITTING ROOM

4.40m x 3.60m (14'5" x 11'9")

Bay window to front, ceiling coving, two radiators, double doors to Dining Room.

### KITCHEN

3.50m x 3.47m (11'5" x 11'4")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, eye level electric oven, electric hob, extractor hood over, integrated dishwasher, integrated fridge, recessed ceiling lights, radiator.

### UTILITY

Fitted base units, plumbing for automatic washing machine, space for a tumble drier, work surfaces, single drain sink unit, tiled floor, rear entrance door, door to garage, part tiled walls.

### FAMILY ROOM

3.50m x 2.90m (11'5" x 9'6")

Wooden flooring, ceiling coving, french doors to garden.

### DINING ROOM

3.50m x 3.60m (11'5" x 11'9")

Bay window, ceiling coving, radiator, french doors to garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft space, fitted cupboard housing hot water cylinder.

### BEDROOM ONE

4.60m x 5.00m (15'1" x 16'4")

Bay window, access to roof space, two radiators.

### EN SUITE

Five piece suite comprising panelled bath, pedestal wash hand basin, bidet, low flush W.C., step in shower cubicle, part tiled walls, radiator.

### BEDROOM TWO

3.40m x 3.60m (11'1" x 11'9")

Radiator.

### BEDROOM THREE

4.07m max x 3.60m (13'4" max x 11'9")

Radiator.

### BEDROOM FOUR

3.50m x 3.00m (11'5" x 9'10")

Radiator.

### BATHROOM

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

### OUTSIDE

Outside, the rear garden is lawned with a paved seating area and fenced boundaries, while the front garden is laid to lawn with a block-paved driveway and access to the garage.

### GARAGE

5.20m x 5.30m (17'0" x 17'4")

Up and over door, wall mounted gas fired central heating radiator.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, electricity, gas and drainage.

#### APPLIANCES

No Appliances have been tested by the Agent.

