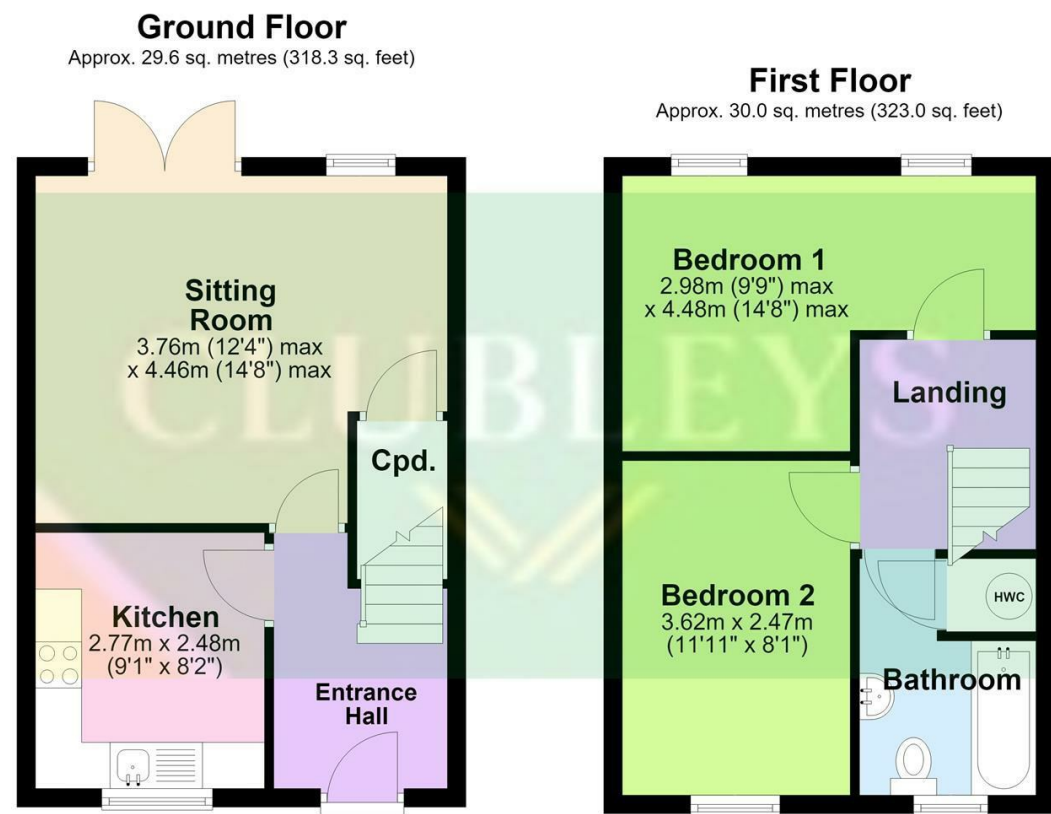
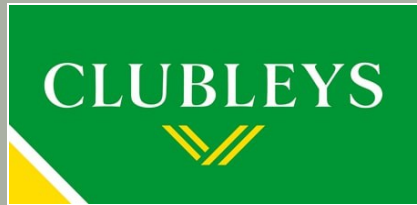






Tenure: Freehold
East Riding of Yorkshire Council
Band: A

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THE ACCOMMODATION COMPRISES

No appliances have been tested by the agent.

ENTRANCE HALL

Wall mounted electric heater, stairs leading to the first floor.

KITCHEN

2.77m x 2.48m (9'1" x 8'1")
Fitted with a range of wall and base units with complementary work surfaces, single drainer sink unit, electric oven, gas hob with extractor hood over, part-tiled walls, and plumbing for an automatic washing machine.

SITTING ROOM

3.76m max x 4.46m max (12'4" max x 14'7" max)
Ceiling coving, dado rail, TV aerial point, fitted cupboard, PVC French doors leading to the garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM 1

2.98m x 4.48m max (9'9" x 14'8" max)
Wall mounted electric heater.

BEDROOM 2

3.62m x 2.47m (11'10" x 8'1")
Wall mounted electric heater.

BATHROOM

Three-piece white suite comprising a panelled bath with shower over, low-flush WC, pedestal wash hand basin, part-tiled walls, ceiling coving, extractor fan, and cupboard housing the hot water cylinder.

OUTSIDE

Outside, the enclosed rear garden has been designed for easy upkeep with a paved garden, fenced boundaries and gated side access. To the front, there is off-road parking for two cars along with an additional bin storage area.

ADDITIONAL INFORMATION

Double-glazed uPVC windows and doors throughout, with low-maintenance uPVC fascia boards.

SERVICES

Mains water, gas, electricity (including off-peak supply) and drainage.

APPLIANCES

