







Tenure: Freehold  
East Riding of Yorkshire Council  
Band: New Build

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs to first floor.

CLOAKROOM

Low flush W.C., wash hand basin, tiled floor.

LIVING ROOM

3.39 x 6.36 (11'1" x 20'10")

DINING KITCHEN

4.81 x 3.44 (15'9" x 11'3")

High quality bespoke designed kitchens with high quality worktops  
Wine cooler  
Electric oven  
Microwave  
Hob and extractor canopy  
Integrated fridge/freezer  
Dishwasher  
Recessed ceiling spotlights  
Tiled or laminate flooring

UTILITY

1.80 x 1.70 (5'10" x 5'6")

Tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

4.33 x 3.44 (14'2" x 11'3")

EN SUITE

High quality white suite  
Chrome taps and fittings  
Shaver sockets or illuminated mirror power points  
Recessed ceiling spotlights  
Half tiled walls  
Tiled floors  
Heated chrome towel rail

BEDROOM TWO

3.39 x 3.44 (11'1" x 11'3")

BEDROOM THREE

2.59 x 2.79 (8'5" x 9'1")

BATHROOM

High quality white suite

Chrome taps and fittings  
Shaver sockets or illuminated mirror power points  
Recessed ceiling spotlights  
Half tiled walls  
Tiled floors  
Heated chrome towel rail

OUTSIDE

Family sized garden with fence boundaries.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

