



£5,000 ALLOWANCE TOWARDS DEPOSIT

- Occupying a sought-after position within this modern residential development, this attractive detached family home benefits from a desirable westerly-facing rear garden. The well-planned accommodation is arranged over two floors and is presented in a contemporary style throughout.

The ground floor comprises a welcoming entrance hall, a generous living room, and an impressive open-plan dining kitchen fitted with a range of integrated appliances and French doors opening directly onto the rear garden. Further practical features include a separate utility room and a cloakroom/WC.

To the first floor are four well-proportioned bedrooms, with the master bedroom enjoying the advantage of an en-suite shower room, alongside a modern family bathroom.

Externally, the property is approached via a double-width driveway providing ample off-street parking and access to the integral garage, with a lawned garden to the front. A gated side pathway leads to the enclosed rear garden, which enjoys a westerly aspect and features a neatly maintained lawn and a generous patio area, ideal for outdoor entertaining.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D.

ENTRANCE HALL

Entered via a front entrance door, having stairs to the first floor accommodation with under stairs cupboard.

LOUNGE

4.89m x 3.28m (16'0" x 10'9")

A well-proportioned front-facing reception room with views overlooking the green area.

DINING KITCHEN

5.26m x 3.15m (17'3" x 10'4")

Matching arrangement of high gloss wall and floor units with complementary worksurfaces incorporating a stainless steel sink unit, integrated appliances including electric oven, gas hob with extractor hood above, fridge freezer, and dishwasher. Double glazed window to the rear elevation and French doors opening to the garden.

UTILITY

1.68m x 1.60m (5'6" x 5'2")

Matching floor units, working surfaces, plumbing for an automatic washing machine and space for a second under counter appliance.

CLOAKROOM/WC

1.60m x 0.97m (5'2" x 3'2")

Low flush WC, wash hand basin, and a double glazed window to the side elevation.

FIRST FLOOR ACCOMMODATION**LANDING**

Built-in storage cupboard.

BEDROOM ONE

4.19m x 4.06m (13'8" x 13'3")

A spacious bedroom with part panelled walls, a double glazed window to the front elevation ad access to the en-suite.

EN-SUITE SHOWER ROOM

Fitted suite comprising WC, pedestal wash hand basin, shower cubicle. Double glazed window to the front elevation.

BEDROOM TWO

3.15m x 3.48m (10'4" x 11'5")

Double glazed window to the rear elevation.

BEDROOM THREE

2.74m x 3.76m (8'11" x 12'4")

Double glazed window to the front elevation.

BEDROOM FOUR

2.87m x 3.10m (9'4" x 10'2")

Double glazed window to the rear elevation.

BATHROOM

Fitted suite comprising WC, pedestal wash hand basin, panelled bath with shower over and side screen. Part tiled walls, heated towel radiator, and a double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is a lawned garden and a double width driveway providing access to the integral garage. A side pathway leads to the rear garden, which enjoys a westerly aspect and features a lawn, a generous patio area, and timber fencing to the boundaries.

GARAGE

An integral garage with up and over door, light and power supply. There is an external EV charger to the garage wall.

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.

APPLIANCES

None of the above appliances have been tested by the Agent.

SERVICES

Mains water, electricity and drainage. Telephone connection subject to renewal with British Telecom.

COUNCIL TAX

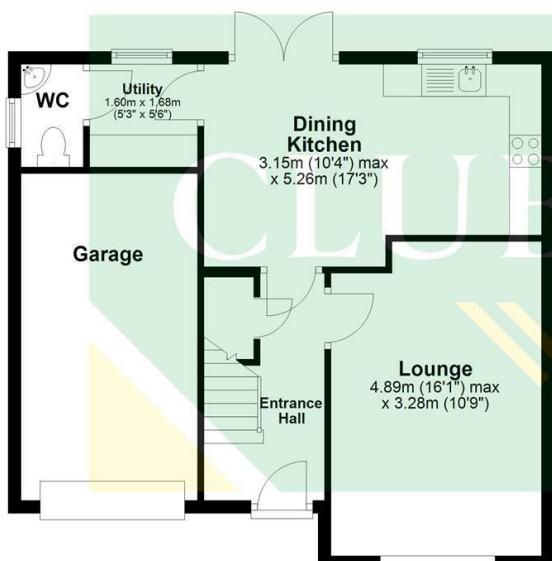
East Riding of Yorkshire Council - Council Tax Band D.

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Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First Floor



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>

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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.



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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.