

**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>

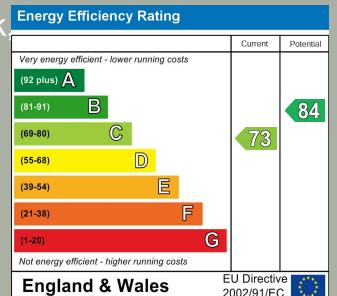
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**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.

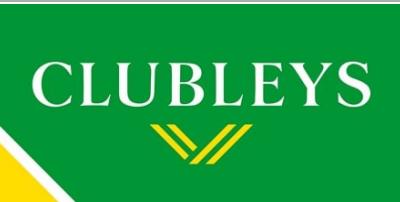


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Photograph disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



This impressively spacious end-terrace three-bedroom home is far larger than first appears and truly must be viewed to be fully appreciated. From the moment you step inside, you are welcomed by a surprisingly generous entrance hall that immediately sets the tone for the well-proportioned accommodation throughout. The property boasts a comfortable sitting room, a fitted kitchen, a separate dining room perfect for entertaining, and a bright conservatory overlooking the garden, creating excellent living space for both families and those who love to host. Upstairs, there are three double bedrooms along with a modern family shower room, all thoughtfully arranged to maximise space and practicality. Externally, the rear garden is gravelled and lawned, enclosed by hedge and fence boundaries, offering both privacy and ease of maintenance. A larger-than-average garage provides exceptional versatility, featuring a workshop area to the rear complete with workbench, with ladder access to a substantial storage area currently utilised as a gym. To the front, a block-paved driveway offers ample off-road parking. This is a home that genuinely surprises with its space, flexibility and overall appeal.

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



## THE ACCOMMODATION COMPRISSES

### ENTRANCE HALL

Front entrance door, front and side windows, telephone point, ceiling coving, radiator, stairs to first floor.

### SITTING ROOM

4.57 x 3.42 (14'11" x 11'2")  
 Bay window, electric fire, T.V. aerial point, telephone point, ceiling coving, radiator.

### KITCHEN

4.24 (max.) x 2.98 (13'10" (max.) x 9'9")  
 Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric hob, eye level double oven, extractor hood over, plumbing for automatic washing machine, part tiled walls, fitted cupboard, ceiling coving, PVC rear entrance door, archway through to dining room.

### DINING ROOM

4.24 x 2.54 (13'10" x 8'3")  
 Ceiling coving, radiator, PVC french doors to Conservatory.

### CONSERVATORY

2.65 x 2.15 (8'8" x 7'0")  
 PVC windows to two sides, polycarbonate roof, PVC door to garden, laminate wood flooring.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Access to loft space, two fitted cupboards.

#### BEDROOM ONE

4.69 x 2.86 (15'4" x 9'4")  
 Fitted wardrobes, overhead storage, ceiling coving, radiator.

#### BEDROOM TWO

3.47 x 2.86 (11'4" x 9'4")  
 Fitted wardrobes, radiator, ceiling coving.

#### BEDROOM THREE

3.68 x 2.71 (12'0" x 8'10")  
 Fitted wardrobes, overhead storage, fitted cupboard, ceiling coving, radiator.

#### SHOWER ROOM

Three piece suite comprising walk in shower cubicle, wash hand basin with cupboard under, low flush

W.C., wet wall panelling, ceiling coving, chrome heated towel rail.

### OUTSIDE

The property features a gravelled and lawned rear garden, enclosed by hedges and fencing for privacy, while a larger-than-average garage includes a workshop and ladder access to a storage area currently used as a gym. There is a lockable side gate giving access to the rear garden. To the front, a block-paved driveway provides ample off-road parking.

### GARAGE

6.55m x 2.51m (21'5" x 8'2")  
 Larger-than-average garage includes a workshop bench and ladder access to a storage area currently used as a gym, power and light, rear entrance door, up and over door.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, electricity, gas and drainage.

#### APPLIANCES

No Appliances have been tested by the Agent.

