



Total area: approx. 108.8 sq. metres (1171.6 sq. feet)

#### 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

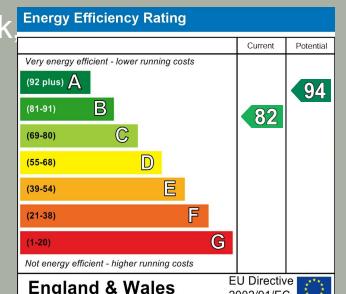
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

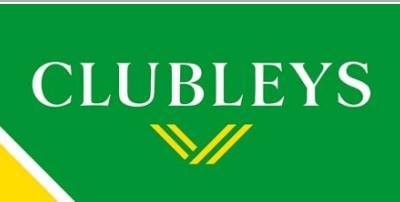
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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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.



This beautifully presented three-bedroom semi-detached family home is filled with light and a welcoming feel. The impressive full-width sitting room at the rear is bathed in sunshine thanks to its south-westerly aspect, with elegant bi-fold doors opening directly onto the garden. A modern fitted kitchen with integrated appliances has handy access to the integral garage, and there is also a downstairs WC. Upstairs, three good-sized bedrooms include a main bedroom with en-suite, complemented by a stylish family bathroom. The rear garden is designed for easy enjoyment with a paved seating area, artificial lawn, colourful borders, a further patio space, and gated access. To the front, there is a gravelled parking area and driveway which fits three cars, leading to the garage.

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

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, part panelled walls, tiled floor, radiator.

### FITTED KITCHEN

4.25m x 3.54m (13'11" x 11'7")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, eye level oven, gas hob, extractor hood over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, cupboard housing wall mounted gas fired central heating boiler, tiled floor, part panelled walls, radiator, door to garage, stairs to first floor.

### W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splash-back, tiled floor, extractor, radiator.

### SITTING ROOM

3.53m x 6.29m (11'6" x 20'7")

Part panelled walls, T.V. aerial point, laminate wood flooring, bi-fold doors to garden.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Access to loft, fitted cupboard, radiator.

#### BEDROOM ONE

3.29m x 3.58m (10'9" x 11'8")

Radiator.

#### EN-SUITE

Three piece suite comprising walk in shower cubicle, low flush W.C., wash hand basin, part tiled walls, extractor, recessed ceiling lights, tiled floor, chrome heated towel rail.

#### BEDROOM TWO

2.44m x 3.56m (8'0" x 11'8")

Radiator.

#### BEDROOM THREE

3.48m x 2.64m (11'5" x 8'7")

Radiator.

#### BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, low flush W.C., wash hand basin, chrome heated towel rail, part tiled walls, tiled

floor, extractor, recessed ceiling lights, cupboard housing hot water cylinder.

### OUTSIDE

The rear garden is designed for easy enjoyment with a paved seating area, artificial lawn, colourful borders, a further patio space, and gated access. To the front, there is a gravelled parking area and driveway which fits three cars, leading to the garage.

### GARAGE

5.16m x 2.75m (16'11" x 9'0")

Up and over door, power and light, internal door.

### ADDITIONAL INFORMATION

The vendor informs us that the property is subject a maintenance charge of around £300.00 per annum. However, this may be subject to change. Solicitors will confirm.

### SERVICES

Mains water, electricity, gas and drainage.

### APPLIANCES

No appliances have been tested by the Agent.

