



THE LOCATION

THE PROPERTY

An immaculately presented semi detached dormer bungalow with the added benefit of an impressive dining/living room. Features include entrance hall, lounge, fitted breakfast kitchen, downstairs cloakroom, study/4th bedroom, dining/living room three first floor bedrooms and a bathroom.

Externally there is front and rear gardens with views over open countryside, driveway leading to the garage.

Other features to note are double glazing to windows and gas heating system.

Viewing is recommended to appreciate the qualities this property has to offer.



THE ACCOMMODATION COMPRISES

GROUND FLOOR ACCOMMODATION

BREAKFAST KITCHEN 14'4" x 9'1" (4.36m x 2.78m)

Side entrance door and window to the front and side elevation. Well fitted with a range of wall and floor units incorporating, double electric oven and hob with extractor over, 1.5 bowl stainless steel sink, integrated washing machine and dishwasher, granite work surface.

INNER HALL 9'1" max x 6'5" (2.77m max x 1.96m)

Stairs to first floor, understairs cupboard.

DOWNSTAIRS CLOAKROOM 5'7" x 2'11" (1.69m x 0.88m)

Low flush WC, hand basin with tiled splash back, recessed ceiling lights,

SITTING ROOM 17'11" x 9'11" (5.46m x 3.01m)

Window to the front elevation. Coal effect gas fire in marble fireplace and hearth with limestone surround, ceiling coving, double radiator.

DINING/LIVING AREA 24'2" x 9'11" (7.37m x 3.02m)

Patio doors and windows to the rear, and two velux windows. Two radiators.

STUDY/BEDROOM FOUR 9'0" x 6'1" (2.75m x 1.86m)

Window to the rear elevation. Radiator, fitted shelves to one wall.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE 12'5" x 9'8" (3.79m x 2.95m)

Window to the rear elevation. Fitted wardrobes with bed recess and cupboards over, matching drawers, radiator.

BEDROOM TWO 12'0" x 9'9" (3.65m x 2.98m)

Window to the front elevation. Radiator, eaves storage space.

BEDROOM THREE 8'10" x 8'8" (2.70m x 2.65m)

Window to the rear elevation. Radiator.

BATHROOM 8'3" x 6'8" +shower cubicle (2.52m x 2.04m + shower cubicle)

Window to the front elevation. Shower cubicle, panelled bath, hand basin in vanity unit, low flush WC, part tiled walls, store cupboard housing gas fired central heating boiler, chrome ladder style radiator.

OUTSIDE

GARAGE 16'4" x 12'8" (4.97m x 3.87m)

Roller shutter door, plumbed for washing machine, stainless steel sink unit, power and light, door to rear.

GARDEN

To the front of the property there is a lawn garden and driveway providing ample off road parking leading to the garage.

Immediately beyond the house is a raised decked area leading on the a lawn garden and raised flower/shrub borders with views over open countryside.

ADDITIONAL INFORMATION

SERVICES

Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Tax Band B

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday, Tuesday, Wednesday, Friday, 10 am to 5.30 pm Thursday, 9 am - 1 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dia.pipex.com.

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 01759 373709 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.

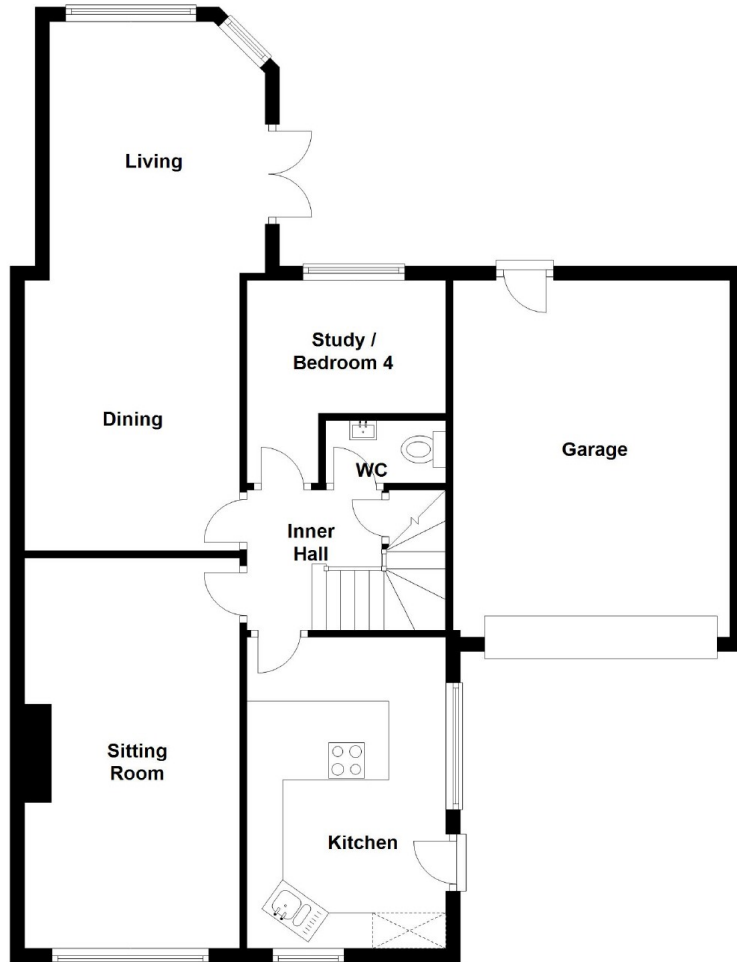
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Floor Plan

This plan is for illustrative purposes only

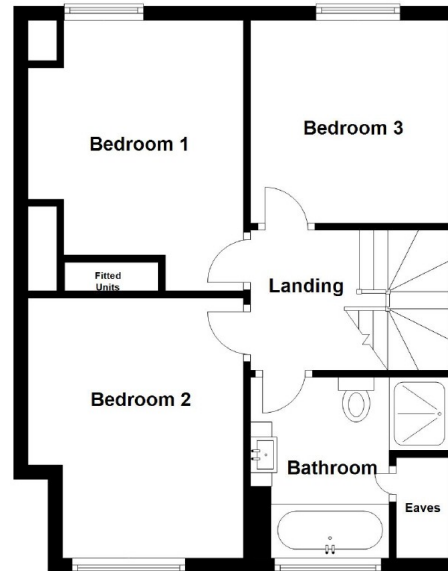
Ground Floor

Approx. 85.8 sq. metres (923.3 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



Total area: approx. 129.6 sq. metres (1394.9 sq. feet)

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