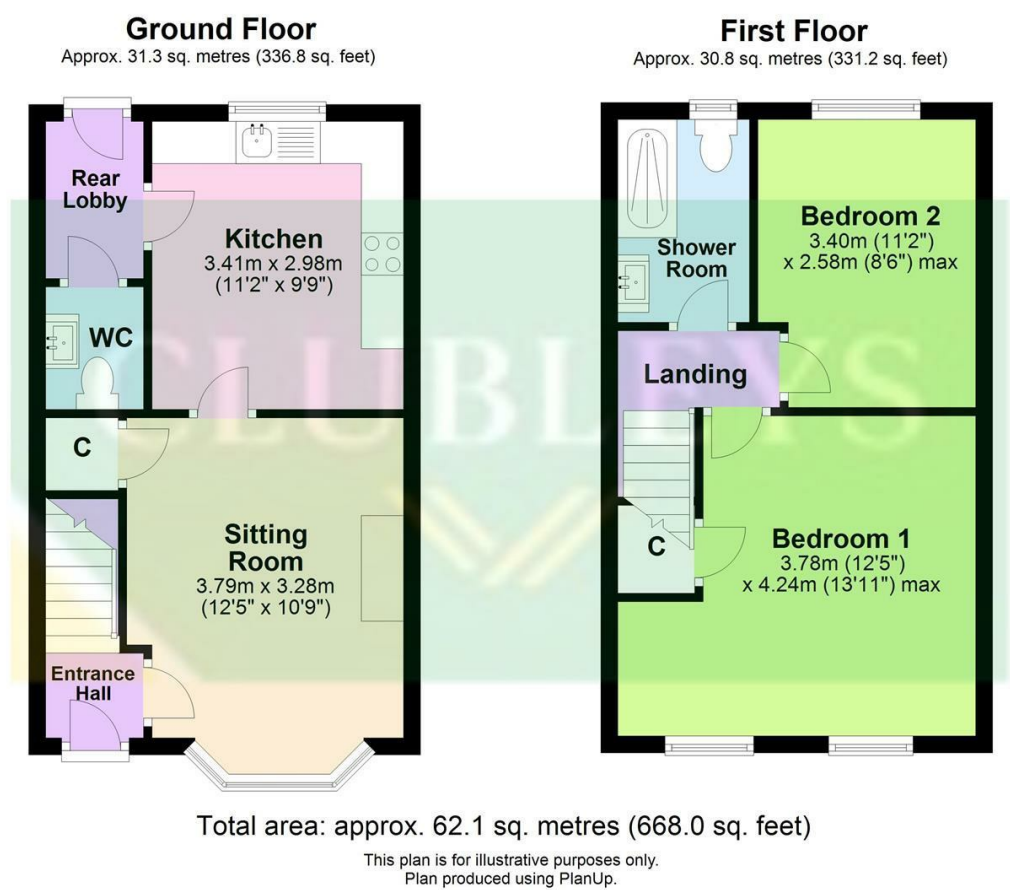






Tenure: Freehold
East Riding of Yorkshire Council
Band: A

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, ceiling coving, radiator, stairs leading to the first floor.

SITTING ROOM

3.79m x 3.28m (12'5" x 10'9")
Bay window to the front, ceiling coving, vertical radiator, fitted cupboard, TV aerial point.

KITCHEN/DINER

3.41m x 2.98m (11'2" x 9'9")
Fitted with a range of wall and base units comprising work surfaces, electric oven with gas hob and extractor hood over, single drainer sink unit, radiator, recessed ceiling lights, laminate flooring, part tiled walls, plumbing for automatic washer.

REAR LOBBY/CLOAKS AREA

Laminate flooring, radiator, rear entrance door.

WC

Two piece white suite comprising low flush WC, wash hand basin set in vanity unit with tiled splash back, laminate flooring, radiator, extractor fan.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM 1

3.78m x 4.24m max (12'4" x 13'10" max)
Vertical radiator, cupboard housing wall mounted gas fired central heating boiler.

BEDROOM 2

3.40m x 2.58m max (9'10".131'2" x 8'5" max)
Radiator.

SHOWER ROOM

Three piece white suite comprising walk in shower, low flush WC, wash hand basin set in vanity unit, vertical radiator, extractor fan, laminate flooring.

OUTSIDE

Outside, the property enjoys a tucked-away non-estate position with a beautifully landscaped rear garden that feels exceptionally private and well considered. A generous lawn is framed by well-stocked, colourful borders, complemented by inviting patio seating areas ideal for outdoor dining and

relaxation. A summerhouse provides a versatile additional space, while a useful garden shed sits neatly to the side. The outlook to the rear enhances the sense of calm, creating a pleasing backdrop to the garden. To the side, a block paved driveway provides off-street parking and completes the external offering.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

