

Approx. 54.4 sq. metres (585.8 sq. feet)



This plan is for illustrative purposes only.
Plan produced using PlanUp.

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

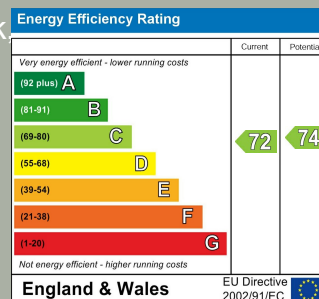
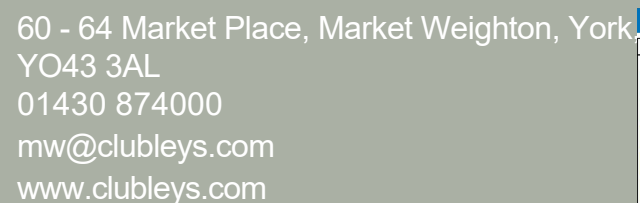
OPENING HOURS

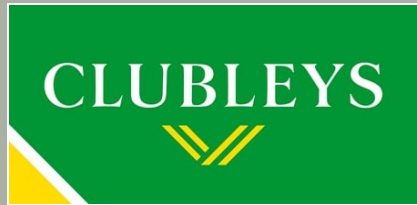
FREE VALUATIONS FOR SALE

MATERIAL INFORMATION

MORTGAGES

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.





Tenure: Freehold
East Riding of Yorkshire Council- Band B
Band: B

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, electric heater, two fitted cupboards, one housing hot water cylinder.

KITCHEN

3.12 x 1.81 (10'3" x 5'11")
Fitted with a range of wall and base units comprising work surface, stainless steel sink unit, electric oven, ceramic hob with extractor over, partially tiled walls, plumbing for automatic washing machine.

SITTING ROOM

3.65 x 3.38 (12'0" x 11'1")
Electric heater, TV and telephone point.

BEDROOM ONE

3.56 x 3.05 (11'8" x 10'0")
Electric heater, fitted wardrobe.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin, partially tiled walls, ladder style radiator, extractor fan.

BEDROOM TWO

3.15 x 2.46 (10'4" x 8'1")
Electric heater.

BATHROOM

Three piece white suite comprising panelled bath with mixer shower attachment, pedestal hand wash basin, low flush WC, ladder style radiator, recessed ceiling lights, part tiled walls, shaver point.

OUTSIDE

Allocated car parking space, cycle storage and wheelie bin storage.

ADDITIONAL INFORMATION

Management fee approximately £75 per calendar month and ground rent £150 per year (figures should be verified through solicitors).

SERVICES

Mains water, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.