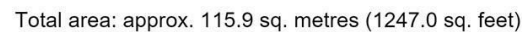


The logo for ClubLeys, featuring the word "CLUBLEYS" in white serif capital letters above a stylized yellow and green graphic element.

zoopla

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

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs leading to the first floor with storage and shelving under, laminate flooring, dado rail.

SITTING ROOM

4.11m x 3.56m (13'5" x 11'8")

Multi fuel stove with brick inset and tiled hearth, fitted cupboards and shelving to the alcoves, radiator.

OPEN PLAN KITCHEN/FAMILY ROOM

6.85m x 5.23m (22'5" x 17'1")

Fitted with a range of wall and base units comprising solid oak work surfaces, eye level double oven, ceramic hob, island unit, with ceramic sink and breakfast bar, integral fridge, integral dishwasher, laminate flooring with under floor heating, patio doors leading to the garden, two sky lights, recessed ceiling lights.

UTILITY

2.65m x 2.65m (8'8" x 8'8")

Fitted with a range of wall and base units comprising work surfaces, plumbing for automatic washing machine, laminate flooring, recessed ceiling lights, door leading to garage.

WC

Two piece white suite comprising low flush W.C., wash hand basin, floor standing oil fired central heating boiler, rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING

Access to roof space, fitted cupboard housing hot water cylinder.

BEDROOM 1

3.77m x 3.10m (12'4" x 10'2")

Radiator, fitted wardrobe.

BEDROOM 2

3.43m x 3.01m (11'3" x 9'10")

Radiator.

BEDROOM 3

2.83m x 2.30 (9'3" x 7'6")

Raised fitted bed.

BATHROOM

Three piece suite comprising panel bath with shower over, feature rainfall shower head and shower screen, low flush W.C., wash hand basin set on vanity unit, chrome heated towel rail, partially tiled walls.

OUTSIDE

Outside, the good-sized rear garden offers gravelled and raised seating areas alongside a lawn, established planting and garden shed. To the front is a lawn and block-paved driveway leading to the store. Further improvements include a new main roof in 2025 and new flat roofs in 2026.

STORE

1.93m x 2.65m (6'3" x 8'8")

Single door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, oil, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

