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34 Brierley Close Snaith, DN14 9TL

A well presented, executive four bedroom detached house, situated within the historic town of Snaith within walking distance to both the primary and high school. The property offers family accommodation and has gas central heating with 'Hive' which lets you manage the heating via a mobile phone, uPVC double glazing, a security alarm, plastic soffits, solar panels, cavity wall insulation and security lighting. Snaith has many local amenities and is conveniently placed for the towns of Goole and Selby together with the motorway network providing excellent commuter links to the larger towns and cities of Hull, Leeds, Sheffield, Doncaster and York.

GROUND FLOOR ACCOMMODATION

- **Entrance Porch**

Constructed of uPVC over a brick wall. uPVC French doors. Part glazed door into the hallway. Ceramic tiled floor.

- **Hallway**

Stairs to the first floor. Coving to the ceiling. 'Karndean' flooring. One central heating radiator.

- **Cloakroom**

(5'10" x 3'10")
(1.80m x 1.18m)

A white vanity unit incorporating a sink with mixer tap with cupboards under and a low flush w.c with a soft closure seat. Marble tiling. Coving to the ceiling. 'Karndean' flooring. One central heating radiator.

- **Kitchen**

(15'4" x 8'11")
(4.68m x 2.74m)

A comprehensive range of fitted base and wall units finished in birch effect laminate with granite worktops and tiled surrounds. The units incorporate a one and a half bowl inset ceramic sink with mixer tap, integrated fridge and freezer and an overhead cooker hood. Coving to the ceiling. Under and over cupboard lights. French doors into the conservatory. 'Karndean' flooring. Two central heating radiators.



- **Utility Room**

(6'2" x 5'1")
(1.85m x 1.57m)

Base and wall units to match those in the kitchen with laminated worktop and tiled surround, incorporating a stainless steel single drainer sink. Plumbing for an automatic washing machine. Wall mounted 'Potterton' gas boiler which heats the radiators and provides the domestic hot water. Extractor fan. 'Karndean' flooring. Part glazed access door to the side of the property.

- **Conservatory**

(17'5" x 11'1")
(5.32m x 3.40m)

Constructed of UPVC over a brick wall. French doors and a separate single access door to the rear garden. TV point. Ceramic tiled floor with under floor heating.



- **Dining Room**

(10'3" x 8'2")
(3.13m x 2.49m)

Coving to the ceiling. Pull down light with a dimmer switch. Two sets of French doors, one into the hallway and one into the conservatory. One central heating radiator.



- **Lounge**

(15'10" x 11'3")
(5.76m x 3.44m)

Walk in bay window. Stone effect fire surround with metal inset and marble hearth. Coving to the ceiling. Two sets of French doors, one into the hallway and one into the rear garden. TV point. Two central heating radiators.



- **Study**

(10'9" x 6'11")
(3.29m x 2.12m)

Two sets of French doors, one into the hallway and one into the side garden. TV point. One central heating radiator.



FIRST FLOOR ACCOMMODATION

- **Landing**

Coving to the ceiling. Built in cupboard housing the cistern tank. Access to the loft space via a loft ladder. One central heating radiator.

- **Master Bedroom**

(11'5" x 11'5")
(3.50m x 3.48m)

To the front elevation. Coving and inset ceiling lights. TV point. Archway into the dressing room. One central heating radiator.



- **Dressing room**

(7'5" x 4'6")
(2.28m x 1.38m)

Fitted furniture finished in beech effect laminate incorporating hanging space and a dressing table unit. Coving and inset ceiling lights. One central heating radiator.

- **En-Suite**

(7'1" x 4'7")
(2.17m x 1.41m)

A white suite comprising a double shower cubicle with mains shower and inset light/extractor fan, vanity unit comprising a hand wash basin with cupboards under and a low flush w.c. Walls tiled to half height. Wall mounted cabinet with two down lights. Inset lights to the ceiling. Chrome heated towel rail and a wall mounted electric heater.

- **Bedroom Two**

(14' x 10'11")
(4.27m x 3.33m)

To the front elevation. Fitted furniture finished in grey timber effect laminate. Coving to the ceiling. TV point. One central heating radiator.



- **En-Suite**

(6'10" x 4')
(2.09m x 1.24m)

White suite comprising a shower cubicle with mains shower, pedestal hand wash basin and a low flush w.c. Walls tiled to half height. Chrome heated towel rail.

- **Bathroom**

(6'9" x 6'3")
(2.08m x 1.93m)

A white suite comprising a panelled bath with mains shower and glass screen, pedestal hand wash basin and a low flush w.c. Walls tiled to half height. Extractor fan. Inset ceiling lights. Chrome heated towel rail.



- **Bedroom Three**

(9'10" x 8'5")
(3.01m x 2.58m)

To the rear elevation. Fitted furniture with sliding mirrored doors. TV point. One central heating radiator.



- **Bedroom Four**

(10'5" x 7'8")
(3.19m x 2.35m)

To the rear elevation. TV point. One central heating radiator.



OUTSIDE

- **Garage**

(17'7" x 17'5")
(5.36m x 5.31m)

Double garage constructed of brick with a remote control electric roller door and part glazed side personnel door. Power and lighting.

- **Gardens**

To the front of the property is a stone driveway providing parking for several vehicles. Gravel beds planted with clipped box hedging. Timber side access gate and double wrought iron decorative electric access gates.

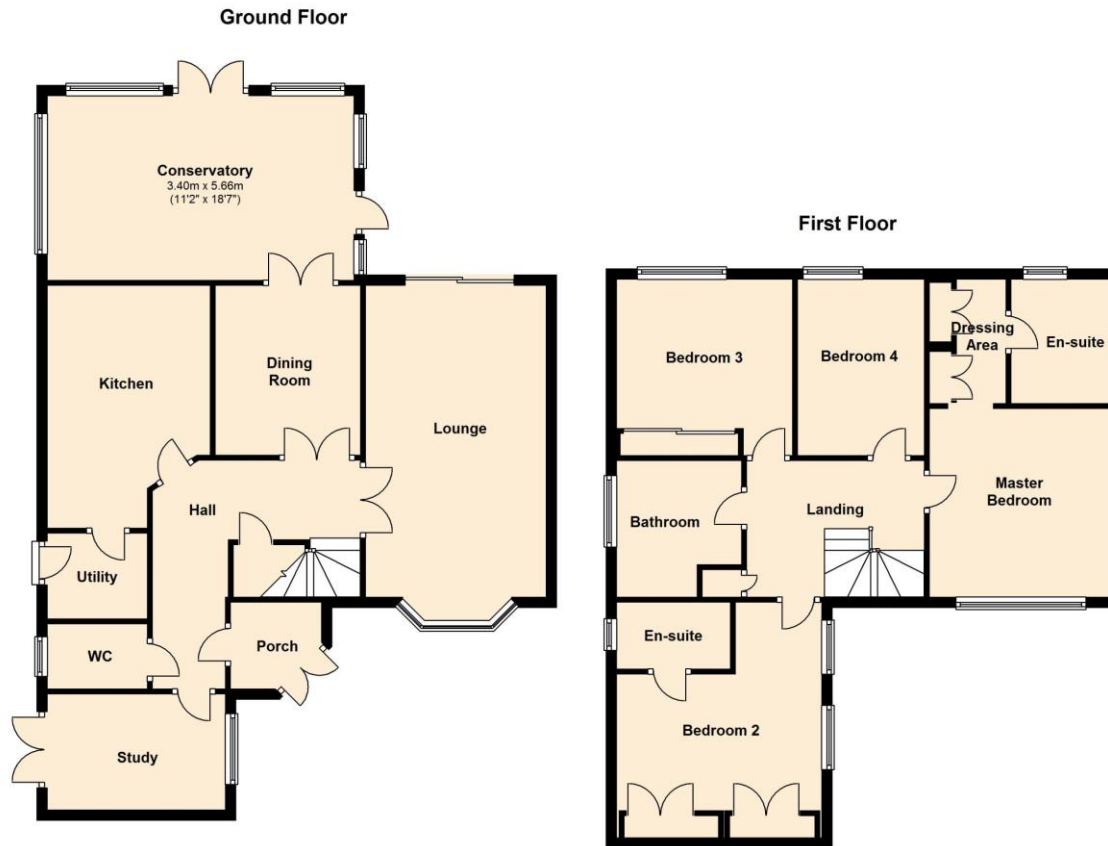
To the rear and side of the property is a beautifully landscaped, low maintenance garden which incorporates ponds, paved seating areas, a decked seating area, stone and slate walk ways, pergola and mature trees and shrubs. Garden lights which can be turned on and off by remote control.



- **Council Tax Band**

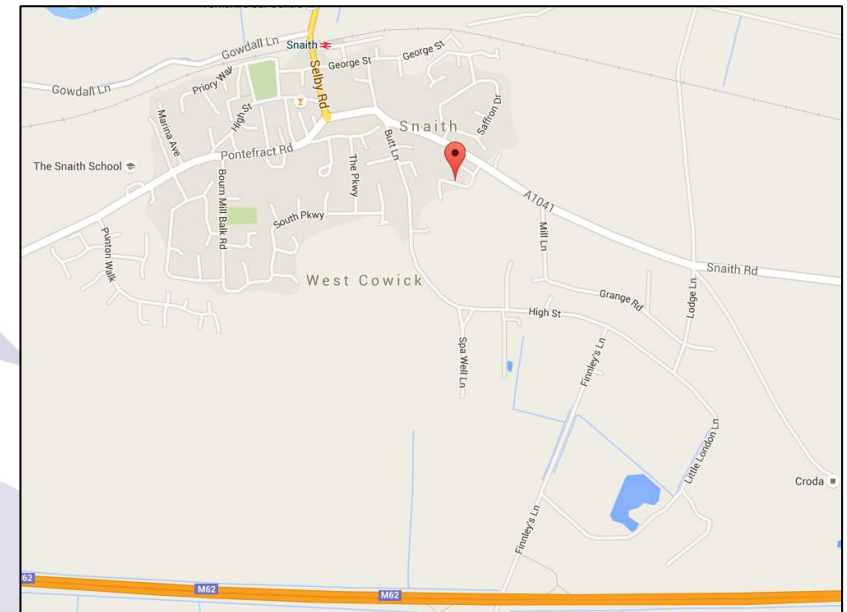
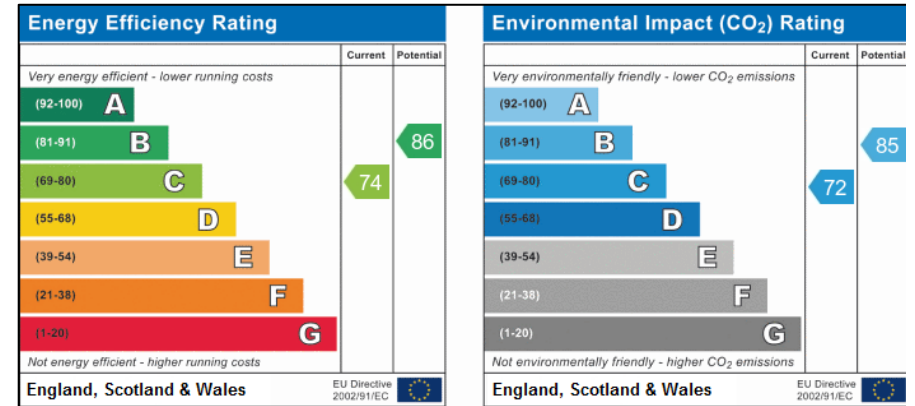
Preliminary enquiries indicate the property is band E.

FLOOR PLANS



Please Note: Floor Plans are given for guidance purposes only and should not be taken as an accurate representation of the property.

ENERGY PERFORMANCE GRAPH



14 Market Place, Snaith, East Yorkshire DN14 9HE Tel: 01405 861694 E-mail: snaith@screetons.co.uk

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IMPORTANT NOTES

These particulars have been prepared in all good faith to give a fair and overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned and as to the content of these particulars and make further specific enquiries to ensure that the descriptions are likely to match any expectations they may have of the property. We have not tested any services, appliances, facilities or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Photographs depict only certain parts of the property. It should not be assumed that any contents, furniture, furnishings, fixtures and fittings etc. photographed, are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed.

Any areas, measurements or distances referred are given as a guide only and not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Where reference is made to planning permissions of potential uses such information is given by the agents in good faith. Purchasers should make their own enquiries into such matters prior to purchase.