

**EXTRAS NEGOTIABLE**



**FITTED KITCHEN WITH UTILITY AREA AND UNDERFLOOR HEATING**

**1 Chapel Fields  
Coniston HU11 4JN**

**£197,500**

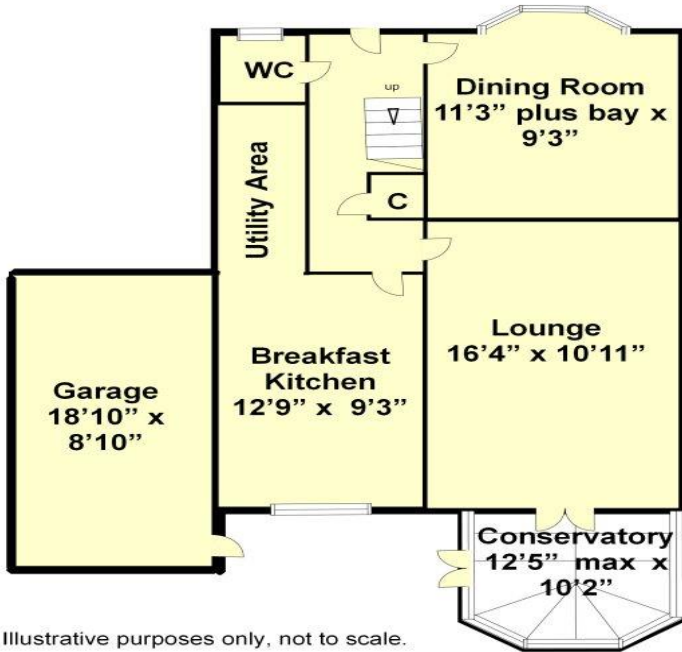
In a semi rural village location, yet less than 3 miles from the fringes of Hull, this 4 bedroomed link detached home is ideally situated for the busy family life.

Much improved by the current owners, and boasting refitted bathroom, en-suite shower room and W.C., together with a brick based uPVC conservatory addition to the rear. Very popular position and viewing highly recommended.

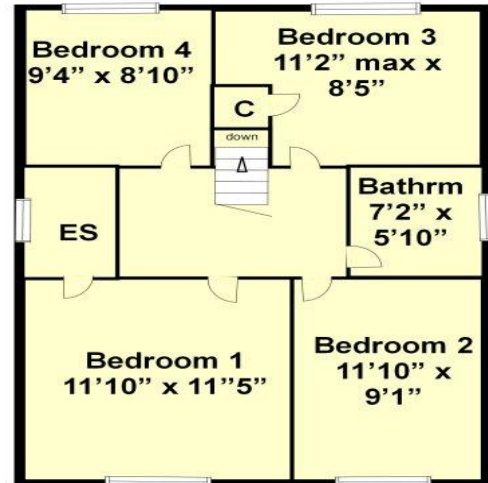
- 4 Bedroom House
- 2 Receptions, Plus Conservatory
- Link Detached (by garage)
- Full D G / Gas C H
- Refitted Bathroom, En-suite & WC
- Brick Set Cul-de-sac



**Larards**  
Residential Sales



For illustrative purposes only, not to scale.



**ADDITIONAL NOTE**

From a search on the East Riding of Yorkshire Council web-site, we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser not to rely on this information being 100% correct and to make their own enquiries to verify the tax band themselves.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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