



THE LOCATION

Holme On Spalding Moor is a popular village having an excellent community spirit with activities available to suit all ages. The village has a growing selection of facilities including several shops and public houses together with a Post Office, Doctor's Surgery and Pharmacy, a primary school and nursery, and is ideally located for access into Hull, York & Selby, as well as onto the M62 motorway network.

THE PROPERTY

We are delighted to offer to the market with No Chain involved this substantial four bedroom detached family house standing on a generous plot at the top of this popular cul-de-sac. The property has the benefit of a generous rear garden with front lawn and double driveway providing plenty of parking and access to the garage. The house is in need of cosmetic updating, however, allows potential purchasers scope to put their own mark on the property, or indeed extend (subject to relevant permissions). The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, conservatory, four bedrooms, en-suite shower room and bathroom. The property boasts gas

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator, stairs leading to first floor. Archway to the dining room.

WC

Two piece suite comprising low flush WC and pedestal wash hand basin, radiator.

SITTING ROOM 22'10" X 13'0" (6.95M X 3.95M)

Solid fuel stove set in modern slate fireplace, three radiators, ceiling coving, patio doors to conservatory.

CONSERVATORY 8'9" X 17'6" (2.66M X 5.34M)

French doors to rear garden.

KITCHEN 7'9" X 16'0" (2.36M X 4.88M)

Fitted with a range of wall and base units comprising work surfaces, double drain stainless steel sink unit, part tiled walls, radiator, wall mounted gas fired central heating boiler.

DINING ROOM 10'2" X 9'5" (3.11M X 2.87M)
Radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to roof space.

BEDROOM ONE 14'11" X 9'11" (4.55M X 3.02M)
Radiator.

EN-SUITE

Three piece coloured suite comprising fitted shower, wash hand basin, low flush WC, radiator, part tiled walls.

BEDROOM TWO 8'7" X 12'6" (2.62M X 3.81M)
Radiator, laminate wood flooring.

BEDROOM THREE 7'6" X 13'1" (2.29M X 3.99M)
Radiator, airing cupboard housing hot water cylinder with immersion heater.



BEDROOM FOUR 9'6" X 8'4" (2.89M X 2.55M)

Radiator, laminate wood flooring.

BATHROOM

Coloured suite comprising panelled bath with mixer tap shower attachment, pedestal wash hand basin, low flush WC, part tiled walls, radiator.

OUTSIDE

The property stands on an enviable plot at the top of this quiet cul-de-sac. The front garden is lawned and has a block set side driveway providing plenty of parking and access to the garage. The rear garden is also lawned and incorporates paved patio areas, a range of shrubs and summer house.

GARAGE 18'8" x 9'11" (5.70m x 3.01m)

Up and over door, radiator, power and light, rear entrance door.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council BAND E

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your

property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

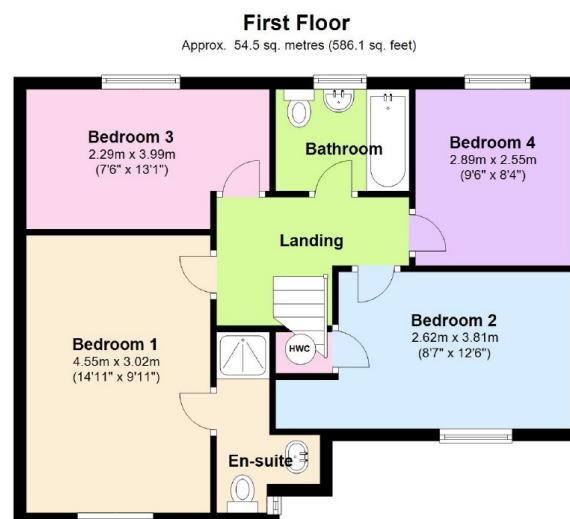
Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



Floor Plan

This plan is for illustrative purposes only



Total area: approx. 142.3 sq. metres (1531.6 sq. feet)

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

CLUBLEYS

Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

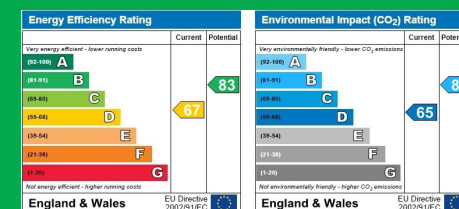
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