



Meadowside, 64, Selby Road,
Holme On Spalding Moor, YO43 4EU
£500,000



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

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.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 Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk 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. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D		42	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

A unique opportunity to acquire a double fronted detached property set within spacious grounds. As you approach the property, you will be greeted by a brick paved horseshoe driveway with gated access. As you enter the property, you will be amazed by the spacious and versatile layout, which is perfect for modern-day living. With four reception rooms, including two with open fires, you will have plenty of space to entertain guests or simply relax with your family. The kitchen is well equipped and has a multi-fuel stove, making it a perfect place to cook and spend time with your loved ones. The property also boasts a utility room, wet room, and gym/store, giving you the convenience and flexibility to use the space as per your needs. Upstairs, you will find four generously sized double bedrooms, two of which have en-suites, and a family bathroom. The outside of the property is equally impressive, with raised decking leading to a well-maintained lawn, which is surrounded by established trees and hedges, providing you with a sense of tranquillity and privacy. The property also offers stunning open views at the rear, allowing you to enjoy the beauty of nature and a peaceful atmosphere. This property also features two garages and a workshop outside, which provide ample space for storage and to pursue your hobbies and interests. With these additional features, this property is the perfect choice for those looking for a spacious and versatile home with plenty of outdoor space and storage options. This property is being sold with no onward chain.



Tenure: Freehold East Riding of Yorkshire Council Band: F

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate wood flooring, radiator, stairs to first floor.

DINING ROOM

3.63m x 3.64m (11'10" x 11'11")
Two bay windows, open fire with ornate surround, two radiators, ceiling coving, ceiling rose, laminate wood flooring.

SITTING ROOM

3.64m x 3.93m (11'11" x 12'10")
Bay window, open cast fireplace with ornate surround, two radiators, ceiling coving, ceiling rose, laminate wood flooring.

KITCHEN

6.27m max x 4.42m max (20'6" max x 14'6" max)
Fitted with a range of wall and base units comprising work surfaces, double ceramic sink unit, SMEG electric oven and hob with extractor hood over, integrated dishwasher, integrated washer, integrated fridge/freezer, two larder units, two radiators, laminate wood flooring, part tiled walls, multi fuel stove on tiled hearth.

UTILITY ROOM

Fitted cupboard housing floor standing gas fired central heating boiler, fitted cupboard housing hot water cylinder, fitted cupboard, laminate wood flooring, radiator, rear entrance door.

WET ROOM

Comprising mains fed shower, wash hand basin, low flush W.C., fully tiled walls, tiled floor, recessed ceiling lights.

STUDY

3.59m x 3.58m (11'9" x 11'8")
Radiator, picture rail, telephone point, french doors to rear decking.

GYM/STORE

4.07m x 3.04m max (13'4" x 9'11" max)
Recessed ceiling lights, laminate wood flooring, PVC front door, sauna at the rear.

INNER HALL

Laminate wood flooring, radiator, PVC side entrance door.

LOUNGE

5.96m x 5.33m (19'6" x 17'5")
Multi fuel stove set on brick hearth and surround, wooden mantle, two radiators, two velux windows, laminate wood flooring, decorative beams, wall light points, French doors to rear decking.

FIRST FLOOR ACCOMMODATION

LANDING

Ceiling coving, radiator, airing cupboard housing hot water cylinder, fitted cupboard.

BEDROOM 1

4.26m x 3.93m (13'11" x 12'10")
Fitted wardrobe with matching bedside table and overhead storage, radiator.

EN-SUITE

Three piece white suite comprising jacuzzi bath with mixer taps and shower attachment, low flush W.C., wash hand basin, part tiled walls, chromed heated towel rail.

BEDROOM 2

3.64m x 4.26m (11'11" x 13'11")
Picture rail, telephone point, radiator.

BEDROOM 3

3.64m x 3.93m (11'11" x 12'10")
Picture rail, radiator.

BEDROOM 4

4.30m x 2.46m (14'1" x 8'0")
Picture rail, radiator, access to roof space.

EN-SUITE

Three piece white suite comprising step in shower cubicle, pedestal wash hand basin, low flush W.C., part tiled walls.

BATHROOM

Three piece suite comprising free standing bath, mixer taps with shower attachment, low flush W.C., wash hand basin set in vanity unit with matching cabinet, part panelled walls, recessed ceiling lights, chrome heated towel rail.

OUTSIDE

As you approach the property, you will be greeted by a brick paved horseshoe driveway with gated access. The outside of the property is equally impressive, with raised decking leading to a well-maintained lawn, which is surrounded by established trees and hedges, providing you with a sense of tranquillity and privacy. The property also offers stunning open views at the rear, allowing you to enjoy the beauty of nature and a peaceful atmosphere. This property also features two garages and a workshop outside, which provide ample space for storage and to pursue your hobbies and interests.

GARAGE

5.10m x 4.50m (16'8" x 14'9")
Electric door, power and light.

WORKSHOP

2.02m x 2.81m (6'7" x 9'2")

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, oil and drainage are connected.

APPLIANCES

No Appliances have been tested by the Agent.

