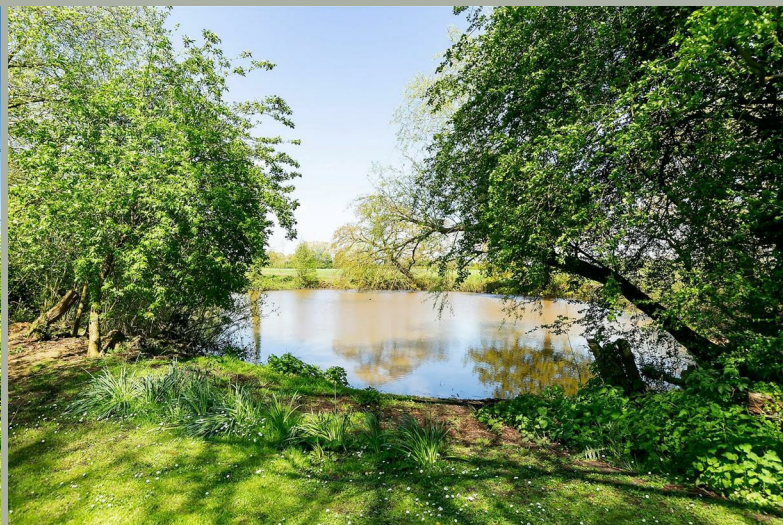


The Willows, Bursea Lane,
Holme-On-Spalding-Moor, YO43 4BZ
£590,000



ABOUT THE PROPERTY

Nestled on a tranquil country lane amidst 2.15 acres of lush landscape, this expansive property offers a serene retreat with picturesque views and abundant wildlife. Boasting views over a large pond, established trees, and sprawling lawns, the outdoor space is a haven for relaxation and exploration. Conveniently located for motorway and train connections, yet offering seclusion and privacy, this home strikes the perfect balance between accessibility and tranquillity. The interior of the home is equally inviting, boasting a charming layout that seamlessly blends comfort with style. From the welcoming entrance hall and spacious kitchen/breakfast room to the cosy snug and expansive lounge, every corner exudes warmth and comfort. Additional rooms include a dining room, shower room, study area, utility, bedroom four, and office area, thoughtfully added by the owners. Upstairs, three further double bedrooms and a bathroom offer ample accommodation space. Outside, there is a large shed and a store/workshop with power with potential for various uses. The owners have plans drawn to add an additional bedroom with a dressing area and en-suite, further enhancing the property's appeal. This home offers the perfect blend of countryside living and modern convenience, making it an ideal choice for discerning buyers seeking a peaceful retreat without sacrificing accessibility.

Tenure Freehold, East Riding of Yorkshire Council Band E.







THE ACCOMMODATION COMPRISES

PORCH

PVC Front entrance door, tiled flooring.

ENTRANCE HALL

Front entrance door, tiled flooring, radiator, stairs leading to first floor.

SNUG

3.66m x 3.55m (12'0" x 11'7")

Multi fuel log burner with wooden mantle, ceiling coving, radiator, wall lights. Archway leading to study area, archway leading to dining room.

STUDY AREA

3.75m x 1.48m (12'3" x 4'10")

Radiator, ceiling coving.

DINING ROOM

3.62m x 3.55m (11'10" x 11'7")

Radiator, ceiling coving, doors leading to sitting room.

LOUNGE

9.00m x 4.86m (29'6" x 15'11")

Multi fuel log burner with granite hearth, two radiators, ceiling coving, wall lights.

KITCHEN / BREAKFAST ROOM

7.51m x 4.45m max (24'7" x 14'7" max)

Fitted with a range of base units comprising complimentary work surfaces, one and a half ceramic sink and drainer unit, range master with range master extractor hood over. Integrated dishwasher, breakfast island with base units, tiled flooring, partially tiled walls, radiator.

INNER HALLWAY

Wooden stable rear entrance door, tiled flooring, recessed ceiling lights, radiator.

SHOWER ROOM

Three piece white suite comprising step in shower cubicle, wash hand basin with tiled splashback, low flush WC. Chrome heater towel radiator, recessed ceiling lights, tiled flooring.

GAMES ROOM

3.91m x 5.05m (12'9" x 16'6")

French doors to rear garden, radiator.

UTILITY

3.23m max x 5.05m max (10'7" max x 16'6" max)

Plumbing for automatic washer, space for tumble dryer, recessed ceiling lights, radiator, tiled flooring. Stairs leading to office.

OFFICE AREA

2.61m x 3.58m (8'6" x 11'8")

Velux window, radiator.

BEDROOM FOUR

3.20m x 3.66m (10'5" x 12'0")

Velux window, Juliet balcony, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

3.92m x 3.26m (12'10" x 10'8")

Dual aspect, ceiling coving, radiator. Walk in wardrobe housing hot water cylinder.

BEDROOM TWO

3.62m max x 3.74m (11'10" max x 12'3")

Velux window, radiator, walk in wardrobe, ceiling coving.

BEDROOM THREE

3.69m x 3.55m (12'1" x 11'7")

Dual aspect, radiator, walk in wardrobe, ceiling coving.

BATHROOM

Four piece white suite comprising step in shower cubicle, panelled bath, low flush WC and pedestal wash hand basin. Recessed ceiling lights, extractor fan.

OUTSIDE

Nestled on a tranquil country lane amidst 2.15 acres of lush landscape, this expansive property offers a serene retreat with picturesque views and abundant wildlife. Boasting views over a large pond, established trees, and sprawling lawns, the outdoor space is a haven for relaxation and exploration. Outside, there is a large shed and a store/workshop with power with potential for various uses.

STORE/WORKSHOP

6.89m x 2.28m (22'7" x 7'5")

Power, water, drainage.

SHED

7.63m x 4.07m (25'0" x 13'4")

ADDITIONAL INFORMATION

The owners have plans drawn to add an additional bedroom with a dressing area and en-suite, further enhancing the property's appeal.

SERVICES

Mains electric, oil central heating, water, septic tank drainage.

APPLIANCES

No appliances have been tested by the Agent.





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

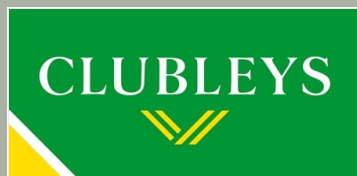
FREE VALUATIONS FOR SALE

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		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.