



68, Selby Road,
Holme-On-Spalding-Moor, YO43 4EU
£550,000



ABOUT THE PROPERTY

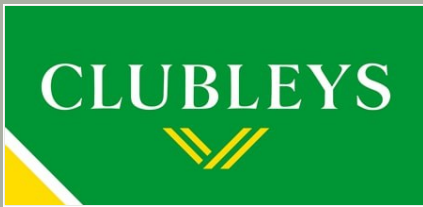
This charming double-fronted, five-bedroom family home, built in 1933, offers extensive and well-appointed accommodation while retaining original features such as picture rails, ceiling roses, and cast iron fireplaces. The current owner has extended and upgraded the property significantly, focusing particularly on the kitchen and bathrooms. The kitchen now includes ample storage, an island unit, integrated appliances, a Velux window, and a spacious, light-filled atmosphere overlooking the rear garden. The inviting entrance hall leads to the spacious sitting room and dining room, both with bay windows enjoying views of the front garden. Additional rooms on the ground floor include a utility/boot room, a laundry room, and a breakfast room. The property features a further dual-aspect living room, a ground floor bedroom and en-suite shower room which has potential for a self-contained annexe or separate accommodation. Upstairs, the home offers four bedrooms and a luxurious family bathroom where no expense has been spared. Outside, the property boasts a large, beautifully landscaped garden with expansive lawns, mature hedges, trees, and a historic well. The front of the property includes gated access to a generously sized driveway, while the rear features a double garage with an adjoining store. Solar panels on the property provide a sustainable way to generate electricity.

Blending classic charm with modern conveniences, makes this home perfect for family living.

Tenure: Freehold. Council tax band: E.







ENTRANCE HALL

Front entrance door, stairs to first floor, ceiling coving, radiator x 2, laminate wood flooring.

SITTING ROOM

4.59m x 4.62m (15'0" x 15'1")

Bay window to the front aspect, coal effect gas fire with granite hearth and marble effect surround, radiator, ceiling coving, picture rail, ceiling rose, TV aerial point.

DINING ROOM

4.29m x 4.60m (14'0" x 15'1")

Bay window to the front aspect, coal effect gas fire with granite hearth and marble effect surround, wood flooring, radiator x 2, picture rail, ceiling coving.

KITCHEN

5.71m x 6.34m x max (18'8" x 20'9" x max)

Fitted with a range of wall and base units comprising granite work surface and upstand, double inset stainless steel sink unit with chrome mixer tap, integrated double electric oven, integrated dishwasher, integrated fridge and freezer, island unit with 5 ring gas hob with stainless steel extractor hood over, radiator, recessed ceiling lights, Velux window, laminate wood flooring, rear entrance door.

UTILITY ROOM

2.77m x 4.09m (9'1" x 13'5")

Side entrance door, radiator, Belfast sink, pulley clothes airer, fitted cupboard, ceiling rose.

LAUNDRY ROOM

Fitted with a range of wall and base units with work surface, plumbing for automatic washing machine, access to roof space, wall mounted gas fired central heating boiler.

W.C.

Two piece white suite comprising low flush W.C., wash hand basin set on vanity unit with chrome mixer tap, laminate wood flooring, radiator, extractor fan, electric hand dryer.

BREAKFAST ROOM

2.52m x 4.06m (8'3" x 13'3")

Dado rail, wood flooring, radiator.

LIVING ROOM

5.71m x 4.02m (18'8" x 13'2")

Coal effect gas fire with granite hearth and wood surround, double doors leading to rear garden, ceiling rose, radiator x 2, TV aerial point, wall light points.

BEDROOM FIVE

3.09m x 4.06m (10'1" x 13'3")

Radiator, dado rail, access to roof space.

EN-SUITE

Three piece white suite comprising low flush W.C., wash hand basin set on vanity unit with chrome mixer tap, step in

shower cubicle, wet wall panels, chrome ladder style radiator, recessed ceiling lights, extractor fan.

FIRST FLOOR ACCOMMODATION

LANDING

Access to roof space, partially boarded with ladder and light, radiator.

BEDROOM ONE

4.61m x 4.00m (15'1" x 13'1")

Fitted wardrobes to one wall, picture rail, radiator, wall light points.

BEDROOM TWO

4.29m x 4.60m (14'0" x 15'1")

Feature cast iron fireplace, radiator.

BEDROOM THREE

3.06m x 4.60m (10'0" x 15'1")

Feature cast iron fireplace, radiator.

BEDROOM FOUR

1.93m x 2.17m (6'3" x 7'1")

Feature original stained glass window, radiator.

BATHROOM

Four piece white suite comprising low flush W.C., free standing bath with chrome mixer tap and shower attachment over, wash hand basin set on vanity with chrome mixer tap, large step in shower cubicle, tiled floor, tiled walls, radiator, chrome ladder style radiator, recessed ceiling lights, extractor fan, airing cupboard housing hot water cylinder.

OUTSIDE

Outside, the property boasts a large, beautifully landscaped garden with expansive lawns, mature hedges, trees, and a historic well. The front of the property includes gated access to a generously sized driveway, while the rear features a double garage with an adjoining store.

GARAGE

5.48m x 5.39m (17'11" x 17'8")

Electric roller door, power and light.

STORE

4.06m x 1.90m (13'3" x 6'2")

Power and light.

ADDITIONAL INFORMATION

Eco-friendly and energy-efficient features include solar panels, offering a sustainable way to generate electricity.

SERVICES

Mains water, gas, electricity and 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

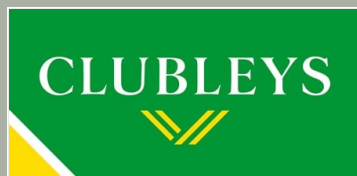
FREE VALUATIONS FOR SALE

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			
(81-91) B		83	88
(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.