



1, High Street,
York, Holme-On-Spalding-Moor, YO43 4EW
£450,000



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
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.

Nestled in the heart of a central village, this traditional farmhouse effortlessly blends rustic charm with elegant features. This character-filled property boasts versatile outbuildings and a superb plot to the side and rear, offering potential for development subject to relevant permissions. The open aspect to the rear provides wonderful views over the surrounding fields, enhancing the idyllic setting. Upon entering the property, you are greeted by an entrance vestibule leading to an inviting living room with exposed beams and a stone fireplace. The dining area conveniently opens up to a farmhouse-style kitchen, creating a wonderful space for entertaining family and friends. Accessible from the kitchen, the sunroom and conservatory offer versatile spaces with picturesque views of the garden, while a second conservatory to the side of the property provides a convenient entrance from the driveway. Upstairs, three bedrooms are served by a house bathroom. Surrounded by expansive greenery with open views at the rear, the farmhouse features a collection of well-maintained outbuildings. The exterior is beautifully adorned with flower beds and a well-kept lawn bordered by fencing. Additionally, there is a patio for outdoor dining, a charming flower orchard, and a greenhouse area. The property exudes charm and character, with stone floors that reflect its age and an earthy colour palette that imparts an open and airy feel. Offered to the market with no chain, early inspection is recommended.



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC front entrance door, wooden floor, stairs to first floor.

SITTING ROOM

4.64 x 4.00 (15'2" x 13'1")

Open fire, stone hearth and surround, tiled floor, cupboard to alcove, T.V. aerial point, part panelled walls, radiator, understairs cupboard.

DINING AREA

4.66 x 3.32 (15'3" x 10'10")

Tiled floor, radiator, decorated cast iron fireplace with gas fire inset, decorated tiles, wooden surround and hearth.

KITCHEN

2.34 x 3.59 (7'8" x 11'9")

Fitted base units comprising work surfaces, Belfast sink unit, tiled floor, decorated beams.

SUN ROOM

4.33 x 4.69 (14'2" x 15'4")

PVC windows, sliding door to Conservatory.

CONSERVATORY

2.24 x 3.75 (7'4" x 12'3")

PVC windows, brick floor, PVC polycarbonate roof, door to garden.

UTILITY

1.82 x 3.55 (5'11" x 11'7")

Tiled floor, plumbing for automatic washing machine, part panelled walls, stable door to garden.

PORCH

1.82 x 3.55 (5'11" x 11'7")

Brick floor, PVC polycarbonate roof, door to garden.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to roof space.

BEDROOM ONE

4.66 x 3.33 (15'3" x 10'11")

Two radiators.

BEDROOM TWO

2.50 x 4.00 (8'2" x 13'1")

Radiator, fitted cupboard.

BEDROOM THREE

2.03 x 3.04 (6'7" x 9'11")

Radiator.

BATHROOM

Four piece suite comprising panelled bath, low flush W.C., step in shower cubicle, wash hand basin set in vanity unit, half boarded walls, radiator.

OUTSIDE

Surrounded by expansive greenery with open views at the rear, the farmhouse features a collection of well-maintained outbuildings. The exterior is beautifully adorned with flower beds and a well-kept lawn bordered by fencing. Additionally, there is a patio for outdoor dining, a charming flower orchard, and a greenhouse area.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

