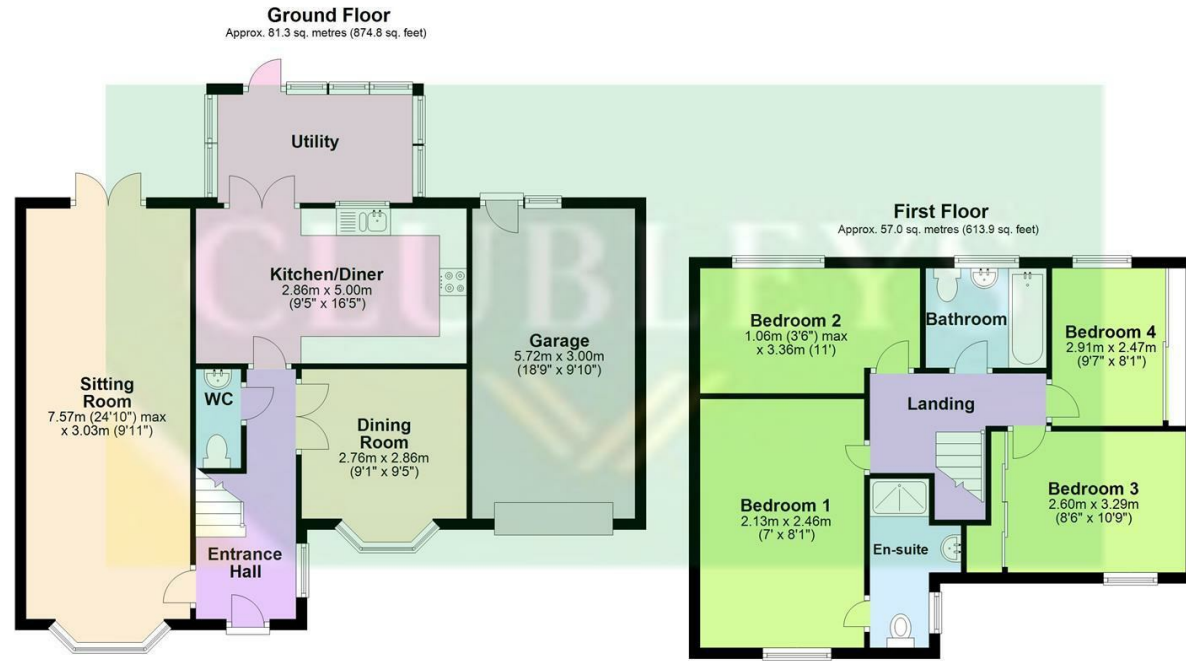




10, Old Tatham,  
Holme-On-Spalding-Moor, YO43 4BN  
£360,000



Total area: approx. 138.3 sq. metres (1488.6 sq. feet)

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



**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		71	83
(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	

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.

This impressive 4-bedroom detached property, available with no onward chain, has been lovingly maintained for over twenty years. It offers an ideal combination of space and family living. Set on an attractive and expansive plot, the property features a substantial lawned garden and versatile reception rooms. Inside, the accommodation includes an entrance hall, a convenient WC, spacious sitting room, dining room, kitchen, and utility room. The first floor houses four bedrooms, including a master with an ensuite, along with a family bathroom. The front of the property features a gravelled driveway leading to the garage, offering ample storage space. The rear boasts a spacious lawned garden with paved patio areas ideal for alfresco dining. The garden, which is private and not overlooked, is a true delight for a keen gardener, with a shrub and hedge boundary providing a beautiful backdrop. Contact Clubleys today to arrange a viewing!  
East Riding of Yorkshire Council Band E. Tenure Freehold.



www.clubleys.com



**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

PVC Front entrance door, radiator, ceiling coving, stairs leading to first floor.

**WC**

Two piece white suite comprising low flush WC and wall hung wash hand basin. Radiator, extractor fan, partially tiled walls.

**DINING ROOM**

2.76m x 2.86m (9'0" x 9'4")

Currently used as a games room, radiator, ceiling coving.

**KITCHEN**

2.86m x 5.00m (9'4" x 16'4")

Fitted with a range of wall and base units comprising work surfaces, one and a half stainless steel sink and drainer unit. Electric oven, gas hob with extractor hood over, plumbing for dishwasher. Radiator, partially tiled walls, wall mounted gas fired central heating boiler.

**UTILITY ROOM**

2.005m x 3.590m (6'6" x 11'9")

Plumbing for automatic washer, space for tumble dryer. PVC windows surround, rear entrance door to rear garden.

**SITTING ROOM**

7.57m max x 3.03m (24'10" max x 9'11" )

Cast iron feature fireplace with tiled hearth, French doors to rear garden, three radiators, ceiling coving, television point.

**FIRST FLOOR ACCOMMODATION****LANDING**

Access to loft space.

**BEDROOM ONE**

2.13m x 2.46m (6'11" x 8'0")

Front elevation, ceiling coving, radiator.

**ENSUITE BATHROOM**

Three piece white suite comprising step in shower cubicle, low flush WC and sink unit. Partially tiled walls, recessed ceiling lights, ladder style towel radiator, extractor fan.

**BEDROOM TWO**

1.06m max x 3.36m (3'5" max x 11'0")

Fitted wardrobe to one wall, front elevation, radiator.

**BEDROOM THREE**

2.60m x 3.29m (8'6" x 10'9")

Rear elevation, radiator.

**BEDROOM FOUR**

2.91m x 2.47m (9'6" x 8'1")

Fitted wardrobe to one wall, rear elevation, radiator.

**BATHROOM**

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC and wash hand basin set in vanity unit. Radiator, partially tiled walls, extractor fan.

**OUTSIDE**

The front of the property features a gravelled driveway leading to the garage, offering ample storage space. The rear boasts a spacious lawned garden with paved patio areas ideal for alfresco dining. The garden, which is private and not overlooked, is a true delight for a keen gardener, with a shrub and hedge boundary providing a beautiful backdrop.

**GARAGE**

5.72m x 3.00m (18'9" x 9'10")

Up and over door, power and light.

**ADDITIONAL INFORMATION****SERVICES**

Mains gas, electricity, drainage and water.

**APPLIANCES**

No appliances have been tested by the Agent.

