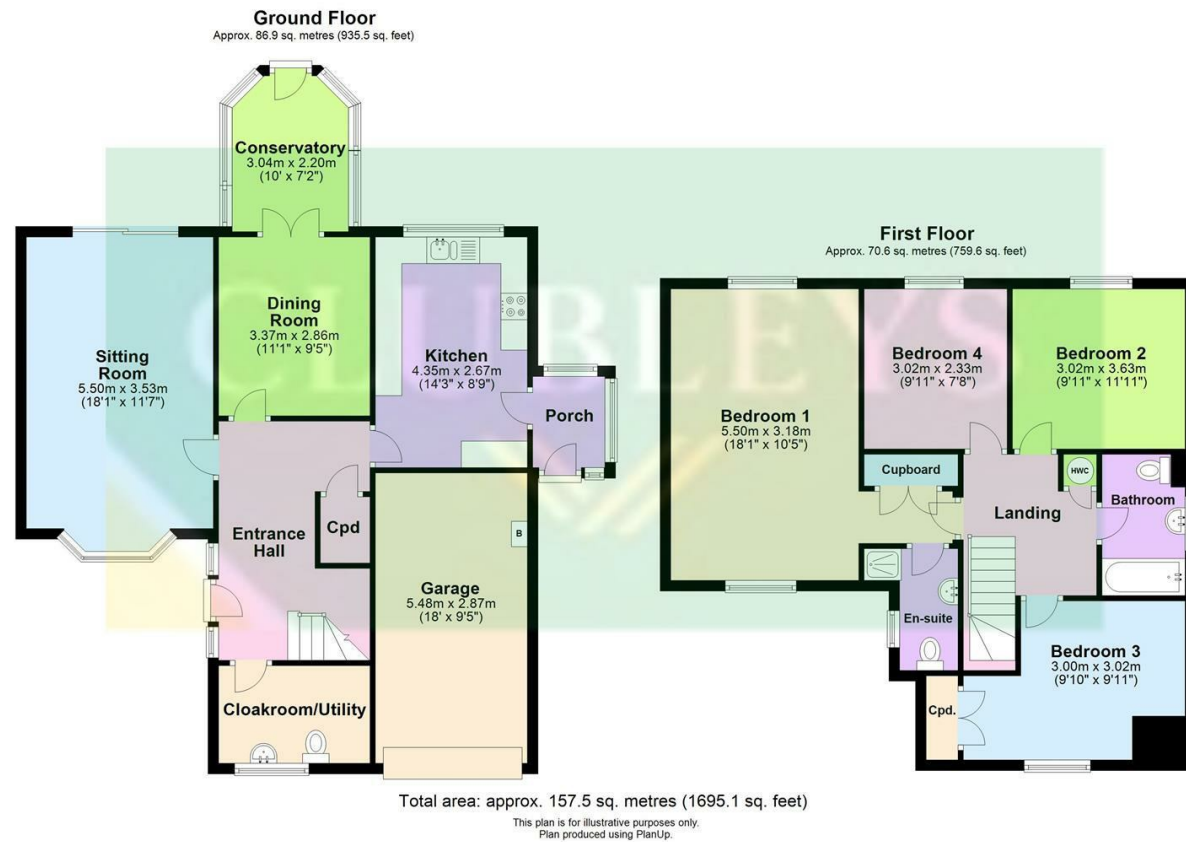




8, Lowfield,
Holme-On-Spalding-Moor, YO43 4DJ
Offers Over £300,000



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			82
(81-91) B			
(69-80) C		65	
(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.

PRICED TO SELL QUICKLY! ** OFFERING NO ONWARD CHAIN** Set in a sought-after location, this detached four-bedroom property exudes a sense of light, airiness, and ample space together with a warm welcome. The current owners have lived there for over 30 years, and the property is in immaculate order throughout. The spacious entrance hall leading you to a cloakroom/utility for convenience. The ground floor impresses with a dual-aspect sitting room, dining room with access to a charming conservatory, and a modern fitted kitchen with integrated appliances and access to the side porch, perfect for organising daily essentials. Upstairs, the main bedroom delights with its dual aspect and en-suite, accompanied by three additional bedrooms and a contemporary bathroom. Step outside to the established rear garden, mainly laid to lawn with fence boundaries and bordered by hedges and trees, featuring a pond and a delightful summer house, ideal for relaxing evenings. The front presents ample parking space on block paved and concrete surfaces, leading to the garage.

East Riding of Yorkshire Council Tax band: D. Tenure: Freehold.



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC front entrance door, radiator, stairs to first floor, cupboard under.

CLOAKROOM/UTILITY

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, radiator, plumbing for automatic washing machine.

SITTING ROOM

5.50m x 3.53m (18'0" x 11'6")

Dual aspect, two radiators, T.V. aerial point, electric fire, marble effect inset and hearth with wooden surround ceiling coving, patio doors to garden, wall light points.

DINING ROOM

3.37m x 2.86m (11'0" x 9'4")

Radiator, ceiling coving, french doors to Conservatory.

CONSERVATORY

3.04m x 2.20m (9'11" x 7'2")

PVC windows and door, radiator, brick dwarf wall, polycarbonate roof.

KITCHEN

4.35m x 2.67m (14'3" x 8'9")

Fitted with a range of wall and base units, work surfaces, 1.5 bowl ceramic sink unit, eye level double oven, gas hob, extractor hood over, integrated microwave, integrated dishwasher, integrated fridge/freezer, Breakfast bar, radiator, door to Porch.

PORCH

PVC windows and door.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space, fitted cupboard housing hot water cylinder, radiator.

BEDROOM ONE

5.50m x 3.18m (18'0" x 10'5")

EN-SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, recessed ceiling lights, fully tiled walls, chrome heated towel rail.

BEDROOM TWO

3.02m x 3.63m (9'10" x 11'10")

Laminate wood flooring, radiator.

BEDROOM THREE

3.00m x 3.02m (9'10" x 9'10")

Fitted cupboard, radiator.

BEDROOM FOUR

3.02m x 2.33m (9'10" x 7'7")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, shower cubicle, pedestal wash hand basin, low flush W.C., radiator, fully tiled walls.

OUTSIDE

Step outside to the established rear garden, mainly laid to lawn with fence boundaries and bordered by hedges and trees, featuring a pond and a delightful summer house, ideal for relaxing evenings. The front presents ample parking space on block paved and concrete surfaces, leading to the garage.

ADDITIONAL INFORMATION

Please be aware that there is a new development under construction to the rear of the property and building works are underway. Detailed plans can be provided upon request.

The vendor has informed us that there is a restricted covenant attached to the property restricting vans or caravan/motor home type vehicles to be kept at the property.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

