

36A, Station Lane,
Holme-On-Spalding-Moor, YO43 4AL
£300,000



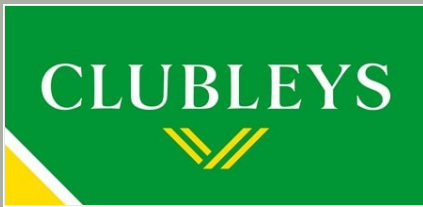
ABOUT THE PROPERTY

This stunning three-storey, four double-bedroom family home is a rare find, meticulously designed with an eye for detail at every corner. From the moment you step inside, you're greeted by an impressive sense of space and style. The thoughtful layout offers an abundance of storage, with extra cupboards on every floor – an exceptional feature for a new build. The ground floor boasts an inviting entrance hall with a convenient WC, leading to a bright sitting room at the front and a spacious, modern kitchen diner at the rear. Complete with a breakfast bar, dining area, and access to a utility room, the kitchen offers beautiful views over the rear garden and fields beyond, with French doors opening onto a delightful outdoor space. The first floor provides three generous double bedrooms and a spacious family bathroom, while the entire second floor is dedicated to the main double bedroom, featuring an en-suite and dressing room for added luxury. The rear garden is equally impressive, with a pergola, lawn, raised beds, and open views of the fields, offering a private and serene retreat. The front of the home is gravelled for parking, complemented by established shrubs and a charming iron fence. Viewing is essential to fully appreciate the immaculate condition and deceptively spacious interior of this exceptional property.

Tenure: Freehold. East Riding of Yorkshire Council BAND D







THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, fitted cupboard, laminate flooring, stairs to first floor.

W.C.

Two piece suite comprising wash hand basin set in vanity unit, low flush W.C., extractor, laminate flooring, radiator.

SITTING ROOM

4.46 x 3.12 (14'7" x 10'2")

Dado rail, radiator, laminate flooring.

KITCHEN/DINER

3.39 x 5.33 (11'1" x 17'5")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl composite sink unit, integrated fridge/freezer, integrated dishwasher, eye level double oven, gas hob, extractor hood, breakfast bar, laminate flooring, recessed ceiling lights, radiator, French doors to rear garden.

UTILITY

Fitted base units comprising work surfaces, laminate flooring, plumbing for automatic washer, radiator, extractor.

FIRST FLOOR ACCOMMODATION

LANDING

Fitted cupboard housing wall mounted gas fired central heating boiler, stairs leading to second floor, radiator.

BEDROOM TWO

2.85 x 3.12 (9'4" x 10'2")

Radiator.

BEDROOM THREE

4.51 x 2.60 (14'9" x 8'6")

Radiator.

BEDROOM FOUR

3.40 x 2.61 (11'1" x 8'6")

Radiator.

BATHROOM

Four piece suite comprising free standing bath, walk in shower cubicle, wall hung wash hand basin, low flush W.C., part tiled walls, tiled floor, ladder style towel radiator, recessed ceiling lights, extractor.

SECOND FLOOR ACCOMMODATION

LANDING

Fitted cupboard.

BEDROOM ONE

3.07 x 4.24 (10'0" x 13'10")

Access to loft space, radiator, door leading to dressing room.

DRESSING ROOM

1.89 x 2.32 (6'2" x 7'7")

Velux window, recessed ceiling lights, radiator.

EN-SUITE

Three piece suite comprising step in shower cubicle, wall hung wash hand basin, low flush W.C., part tiled walls, tiled floor, Velux window, recessed ceiling lights, ladder style towel radiator, extractor.

OUTSIDE

The rear garden is equally impressive, with a pergola, lawn, raised beds, and open views of the fields, offering a private and serene retreat. The front of the home is gravelled for parking, complemented by established shrubs and a charming iron fence.

ADDITIONAL INFORMATION

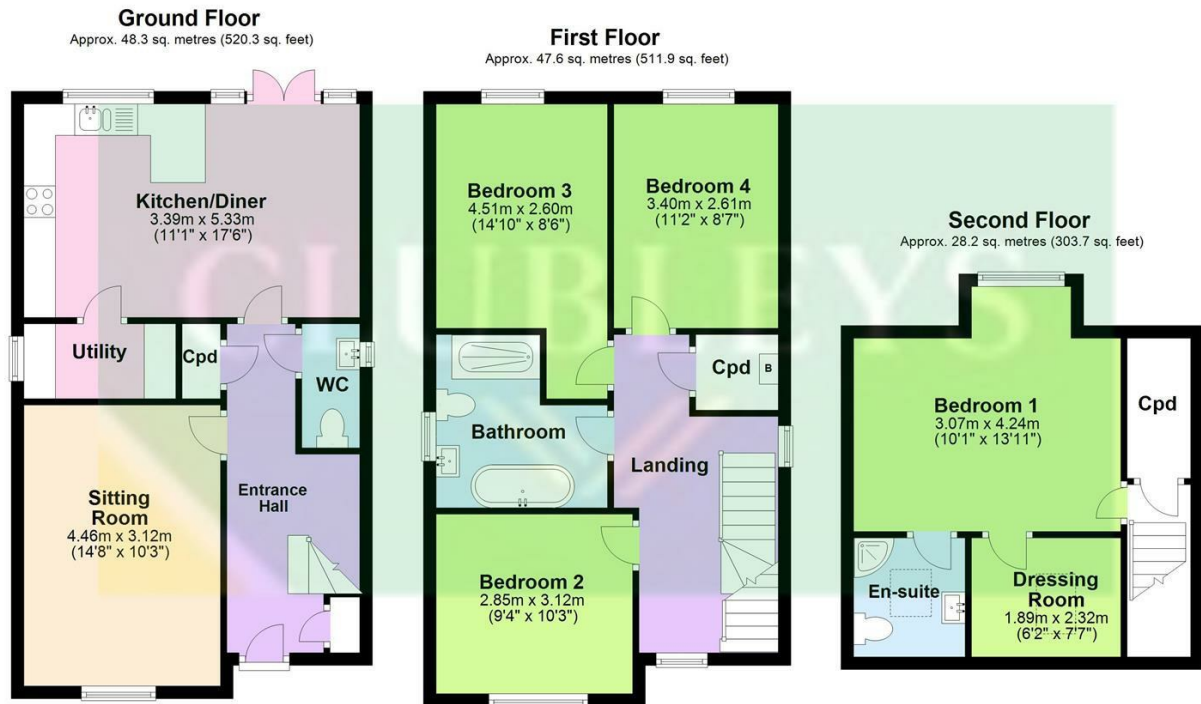
SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.





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

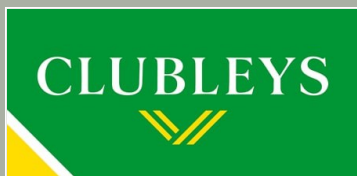
FREE VALUATIONS FOR SALE

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		93
(81-91)	B	85	
(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.