

3, Chapel Garth,
Holme-On-Spalding-Moor, YO43 4EG
£450,000



ABOUT THE PROPERTY

Nestled on the edge of a desirable development, this spacious detached property boasts excellent curb appeal, with a tidy resin driveway and a well-maintained front garden. The ground floor offers versatile living space with three generous reception rooms, including a comfortable sitting room, a study, and a cosy snug. The well-fitted kitchen features French doors opening to the rear garden and has access to the convenient utility room, which also provides access to the outside and the double garage. Upstairs, you'll find four double bedrooms, each offering ample space and comfort. Both the main bedroom's en-suite and the family bathroom have been beautifully upgraded, with the family bathroom featuring a bath and a separate shower. Outside, the rear garden is designed for easy maintenance, featuring a paved seating area leading to an artificial lawn bordered by established shrubs, and trees for privacy. The front of the property is equally inviting, with a neat lawn, a hedge boundary, and a tidy resin driveway leading to the double garage.

Tenure Freehold, East Riding of Yorkshire Council Band F.







THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, wood flooring, ceiling coving, radiator. Stairs leading to first floor accommodation.

WC

Two piece white suite comprising low flush WC, wash hand basin set in vanity unit with chrome mixer tap and tiled splashback. Radiator, extractor fan, wood flooring.

SITTING ROOM

5.72m x 3.86m (18'9" x 12'7")

Feature gas log burner stove set in granite hearth and wooden mantle. Bay window, ceiling coving, television and telephone point, radiator.

STUDY

1.85m x 3.45m (6'0" x 11'3")

Radiator, ceiling coving, television point.

KITCHEN AND DINING AREA

3.24m max x 6.55m (10'7" max x 21'5")

Fitted with range of wall and base units comprising granite work surfaces, inset one and a half stainless steel sink unit with chrome mixer tap. Five ring gas hob with extractor hood over and glass splashback, eye level electric oven. Plumber for dishwasher, integrated wine cooler, wood flooring, recessed ceiling lights, french doors leading to rear garden.

UTILITY ROOM

Fitted with base units comprising granite work surfaces, Belfast sink unit with chrome mixer tap. Plumbing for automatic washer, wood flooring, radiator, extractor fan. Access to roof space, door leading to garage, rear entrance door to rear garden.

SNUG

3.24m x 2.95m (10'7" x 9'8")

Radiator, ceiling coving.

FIRST FLOOR ACCOMMODATION

LANDING

Access to to loft space, radiator, ceiling coving.

BEDROOM ONE

4.95m x 3.87m (16'2" x 12'8")

Television point, telephone point, radiator.

ENSUITE SHOWER ROOM

Three piece white suite comprising wall hung low flush WC, wall hung wash hand basin with chrome mixer tap, large step in shower cubicle with rainfall shower head. Partially tiled walls, tiled flooring, chrome ladder style towel radiator, recessed ceiling lights, extractor fan.

BEDROOM TWO

5.26m x 2.94m max (17'3" x 9'7" max)

Radiator.

BEDROOM THREE

4.96m x 2.97m (16'3" x 9'8")

Radiator.

BEDROOM FOUR

3.24m x 2.87m (10'7" x 9'4")

Radiator.

BATHROOM

Four piece white suite comprising wall hung WC, wall hung wash hand basin with chrome mixer tap, freestanding oval bath with chrome mixer taps, large step in shower cubicle, with rainfall attachment. Recessed ceiling lights, partially tiled walls, tiled flooring, extractor fan.

OUTSIDE

GARAGE

5.09m x 5.19m (16'8" x 17'0")

Electric up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains gas, electric, drainage and water.

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

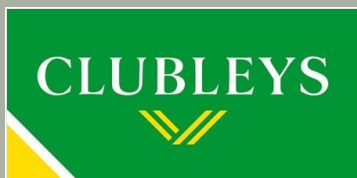
FREE VALUATIONS FOR SALE

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			
(81-91) B			
(69-80) C		75	82
(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.