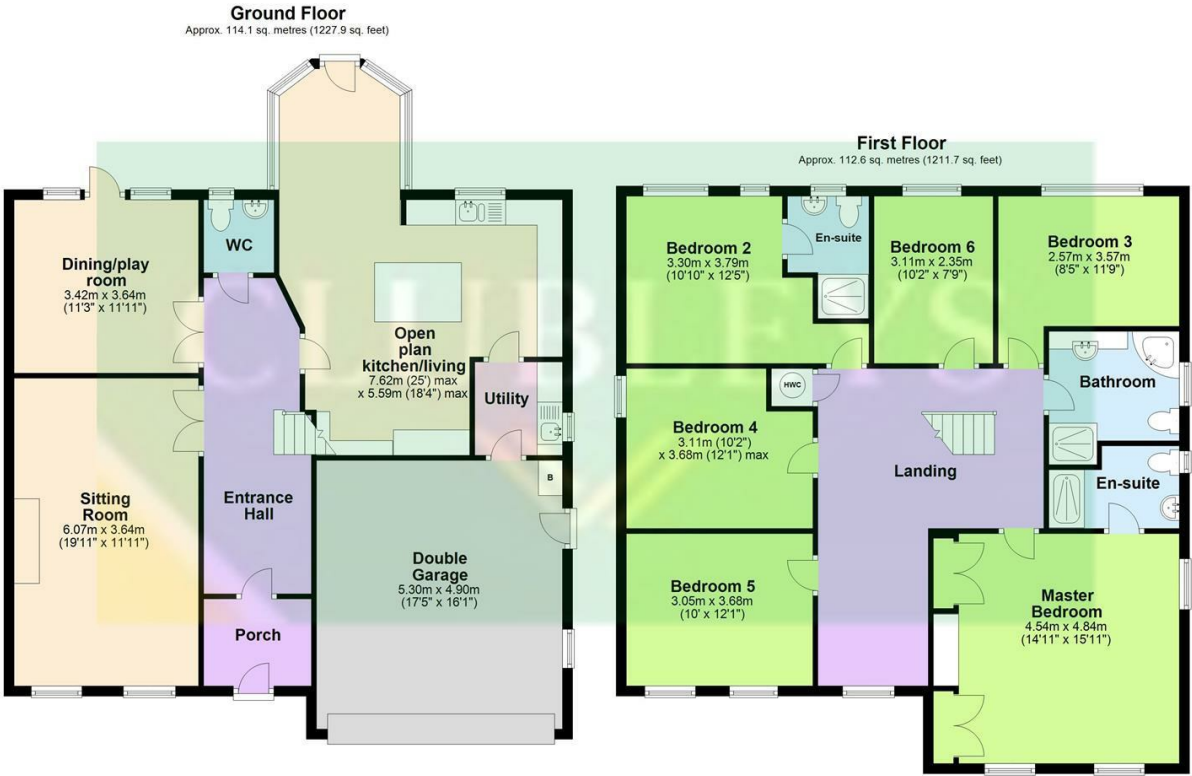




7, The Rowans,
Holme-On-Spalding-Moor, YO43 4EQ
£450,000



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

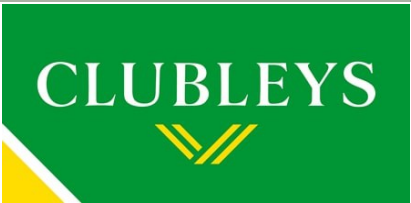
FREE VALUATIONS FOR SALE

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.

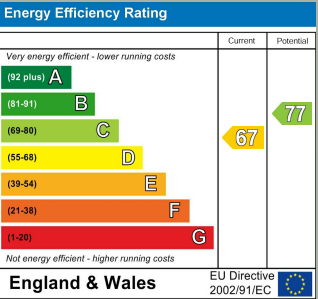
MORTGAGES

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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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 at the head of a quiet cul-de-sac, this immaculate and spacious property offers the perfect blend of modern living and traditional charm, with NO ONWARD CHAIN. Built by the highly reputable Hogg the Builder, this home is set on a prominent plot with ample outdoor space, this home is ideal for growing families, boasting six bedrooms and a layout that seamlessly flows throughout. The welcoming entrance porch opens to a generously sized hallway, leading to the spacious sitting room with a cosy log-burning stove, a versatile dining/playroom, and an open-plan living kitchen that provides access to both a utility room and the double garage. Upstairs, the expansive landing offers plenty of space for a home office or reading nook. Six well-appointed bedrooms await, including two with en-suite bathrooms and a master bedroom featuring fitted wardrobes. The family bathroom completes this impressive accommodation. Outside, the beautifully maintained gardens wrap around the property, offering lawned areas, a paved seating area, gravelled spaces, a garden shed, and even a vegetable patch. The manicured front garden, with a hedge and driveway, leads to the double garage, offering plenty of parking. This property is a perfect blend of style, space, and comfort—ready to become your forever home.
Tenure: Freehold. East Riding of Yorkshire Council BAND: F

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ZOOPLA

THE ACCOMMODATION COMPRISES**ENTRANCE PORCH**

Front entrance door, wooden floor, door to main entrance hall.

ENTRANCE HALL

Wooden floor, radiator, stairs to first floor.

W.C.

Two piece suite comprising pedestal wash hand basin, tiled splashback, low flush W.C., wooden floor, radiator.

SITTING ROOM

6.07m x 3.64m (19'10" x 11'11")

The room features a brick fireplace with a wooden surround and mantle, complemented by a granite hearth and a wood-burning stove. Additional details include ceiling coving, a telephone point, two TV aerial points, and three radiators.

OPEN PLAN KITCHEN

7.62m max x 5.59m max (24'11" max x 18'4" max)

The kitchen is fitted with a range of wall and base units featuring granite work surfaces and a 1.5 bowl stainless steel sink unit. It includes a gas hob with an extractor overhead, an eye-level double oven, an integrated microwave, integrated dishwasher, and integrated fridge/freezer. The central island unit comes with a breakfast bar, while the room boasts a tiled floor, part-tiled walls, a TV aerial point, and three radiators. A PVC door provides access to the garden.

UTILITY

Fitted base units with granite work surfaces, Belfast sink unit, plumbing for a washing machine (included), radiator, part-tiled walls, tiled floor, and a door leading to the garage.

DINING/PLAY ROOM

3.42m x 3.64m (11'2" x 11'11")

Wooden floor, ceiling coving, radiator, PVC door to garden.

FIRST FLOOR**LANDING**

Access to loft space (which is boarded out to a high standard, offering useful additional storage), airing cupboard housing the hot water cylinder, telephone point, and two radiators.

BEDROOM ONE

4.54m x 4.84m (14'10" x 15'10")

Fitted wardrobes, central drawer unit and matching drawers, three radiators.

EN SUITE

The bathroom features a three-piece white suite comprising a step-in shower cubicle, low flush W.C., and a pedestal wash hand basin. Additional details include a chrome

heated towel rail, fully tiled walls, a tiled floor, and an extractor fan.

BEDROOM TWO

3.30m x 3.79m (10'9" x 12'5")

T.V. aerial point, 2 radiators.

EN SUITE

The bathroom includes a three-piece suite comprising a step-in shower cubicle, low flush W.C., and pedestal wash hand basin. It also features a radiator, part-tiled walls, a tiled floor, and an extractor fan.

BEDROOM THREE

2.57m x 3.57m (8'5" x 11'8")

Radiator.

BEDROOM FOUR

3.11m x 3.68m max (10'2" x 12'0" max)

Radiator.

BEDROOM FIVE

3.05m x 3.68m (10'0" x 12'0")

Two radiators.

BEDROOM SIX

3.11m x 2.35m (10'2" x 7'8")

Radiator.

BATHROOM

The bathroom features a four-piece suite comprising a step-in shower cubicle, corner bath, low flush W.C., and a wash hand basin set in a vanity unit. Additional features include a chrome heated towel rail, part-tiled walls, and a tiled floor.

OUTSIDE

Outside, the beautifully maintained gardens wrap around the property, offering lawned areas, a paved seating area, gravelled spaces, a garden shed, and even a vegetable patch. The manicured front garden, with a hedge and driveway, leads to the double garage, offering plenty of parking.

GARAGE

5.30m x 4.90m (17'4" x 16'0")

Insulated sectional garage door, power and light, side personnel door, wall mounted gas fired central heating boiler.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

