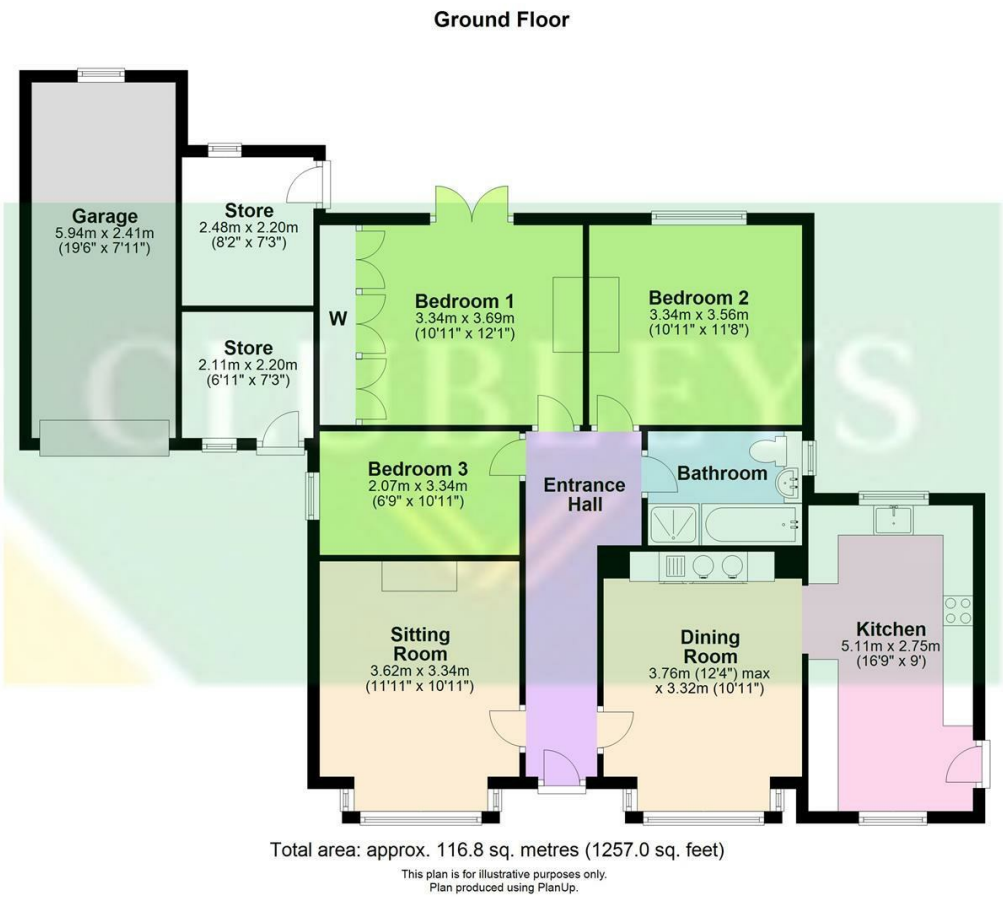




40, Moor End,
Holme-On-Spalding-Moor, YO43 4DP
£325,000



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.

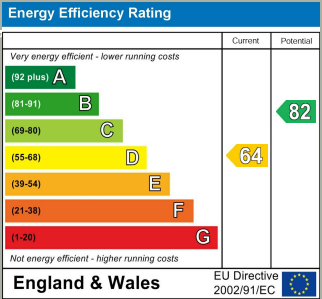
MORTGAGES

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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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.

**** VIDEO TOUR **** This beautifully maintained three-bedroom detached bungalow exudes charm and warmth, a true testament to the care of its current owner. Nestled on a generous plot, it boasts a welcoming block-paved driveway and an attractive frontage. Inside, the light-filled sitting room features a delightful bay window and a cosy log-burning stove, while the dining room, with its charming aga, offers versatility and character. The adjoining kitchen, fitted with solid oak units, is both spacious and lovingly crafted, reflecting the home's exceptional quality throughout. To the rear, two elegant double bedrooms each feature decorative fireplaces, with the master further enhanced by fitted wardrobes. A third bedroom and a stylish bathroom with both a bathtub and shower complete the interior. The expansive garden is a tranquil retreat, with lush lawns, mature trees, and a vibrant patio area beneath a pergola, perfect for summer gatherings. Additional highlights include two handy stores and a garage, making this home as practical as it is delightful.
Tenure: Freehold. East Riding of Yorkshire Council BAND C.

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ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, ceiling coving, laminate flooring, radiator with cover, access to loft space

SITTING ROOM

3.62m x 3.34m (11'10" x 10'11")

Bay window to the front, multifuel stove on a stone effect hearth with wooden mantle, laminate flooring, ceiling coving, TV aerial point.

DINING ROOM

3.76m max x 3.32m (12'4" max x 10'10")

Bay window to the front, granite work surfaces with solid oak drawers and wine rack under. Rayburn cooker, over head mantle, tiled floor, ceiling coving, archway to the kitchen.

KITCHEN

5.11m x 2.75m (16'9" x 9'0")

Fitted with a range of solid oak wall and base units comprising 1.5 bowl ceramic sink unit, plumbing for automatic washer, integrated fridge freezer, integrated dish washer, eye level oven, electric hob with extractor over, part tiled walls, tiled floor, under unit lighting, Pvc rear entrance door, radiator.

BEDROOM 1

3.34m x 3.69m (10'11" x 12'1")

Decorative cast iron fireplace, radiator with cover, laminate flooring, fitted wardrobe to one wall, ceiling coving, Pvc French doors leading to the rear garden.

BEDROOM 2

3.34m x 3.56m (10'11" x 11'8")

Decorative cast iron fireplace, ceiling coving, radiator with cover.

BEDROOM 3

2.07m x 3.34m (6'9" x 10'11")

Radiator with cover, ceiling coving.

BATHROOM

Four piece white suite comprising low flush WC, wash hand basin set in vanity unit, panelled bath, step in shower cubicle, laminate flooring, shower panelling to walls, chrome ladder heater towel rail, ceiling coving.

OUTSIDE

To the outside of this immaculate home are two

stores as well as a garage. The large garden mostly lawned with a range of trees and shrubs, also provides a delightful patio area with pergola in which to enjoy entertaining family and friends in the summer.

STORE

2.11m x 2.20m (6'11" x 7'2")

STORE

2.48m x 2.20m (8'1" x 7'2")

GARAGE

5.94m x 2.41m (19'5" x 7'10")

Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

