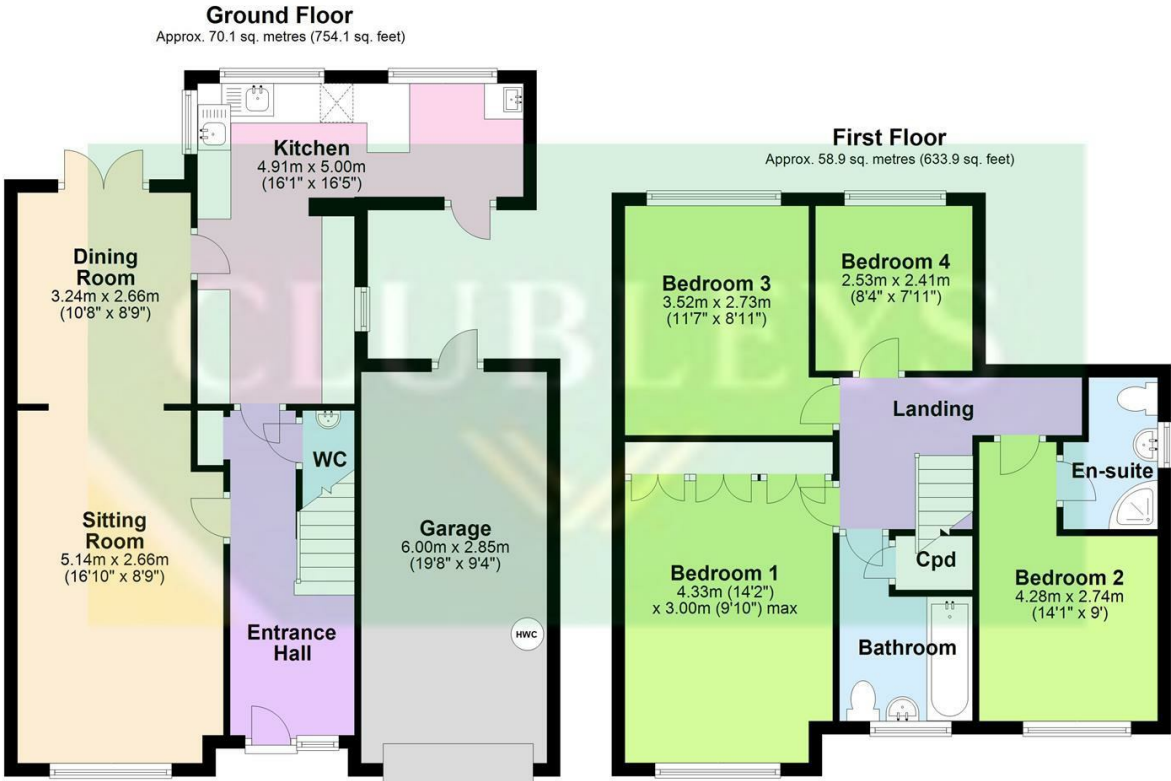




26, Old Tatham,
Holme-On-Spalding-Moor, YO43 4BN
Offers Over £300,000



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.



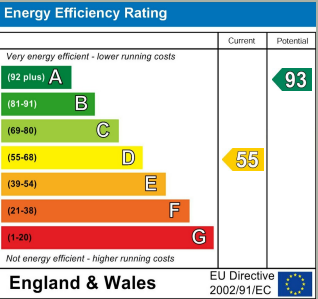
This extended four-bedroom detached property, set on a spacious plot with a sunny south-westerly garden in a peaceful cul-de-sac, offers privacy, generous living space, and excellent energy efficiency, thanks to owned solar panels that power an upgraded heating system for both heat and hot water.

The ground floor welcomes you with a bright and inviting entrance hall, leading to a convenient WC and a spacious sitting room. The sitting room flows seamlessly into a dining area, where French doors open onto the sunny southwest-facing rear garden. The extended L-shaped kitchen, complete with an adjoining utility area, adds practicality and style, making it ideal for modern family living. Upstairs, there are four well-proportioned bedrooms. The second bedroom benefits from its own en-suite, while a family bathroom serves the remaining rooms, ensuring comfort for the entire household. Outside, the southwest-facing rear garden is a standout feature, primarily laid to lawn and complemented by a wooden deck, perfect for relaxing or entertaining in the sun. The property also boasts a block-paved driveway leading to an integral garage, with a neatly maintained lawn to the side that enhances the home's welcoming curb appeal.

Tenure: Freehold. East Riding of Yorkshire Council BAND: D.



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



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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.



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC Front entrance door, ceiling coving, laminate, stairs to first floor accommodation, electric radiator.

WC

Two piece suite comprising low flush WC and pedestal wash hand basin with tiled splashback, extractor fan, laminate flooring.

KITCHEN

5.00m x 4.91m max (16'4" x 16'1" max)
L Shaped kitchen fitted with a range of wall and base units comprising worksurfaces, one and a half bowl sink unit, extractor hood, space for a freestanding oven. Laminate flooring, wall mounted electric radiator, recessed ceiling lights, ladder style electric radiator.

UTILITY AREA

Fitted with a base unit comprising work surfaces, ceramic sink unit, plumbing for automatic washer, tiled flooring. Rear entrance door.

SITTING ROOM

5.14m x 2.66m (16'10" x 8'8")
Electric fire with marble effect hearth and surround, wooden mantle. Ceiling coving, television point, wall mounted electric radiator.

DINING AREA

3.24m x 2.66m (10'7" x 8'8")
French doors leading to rear garden, electric radiator, ceiling coving.

FIRST FLOOR ACCOMMODATION

LANDING

Access to roof space.

BEDROOM ONE

4.33m x 3.00m (14'2" x 9'10")
Fitted wardrobes to one wall, electric radiator, ceiling coving.

BEDROOM TWO

4.28m x 2.74m (14'0" x 8'11")
Electric radiator, wall light points.

EN-SUITE

Three piece suite comprising step in shower cubicle, low flush WC and pedestal wash hand basin. Wet

wall panels, electric wall mounted radiator, ladder style electric towel radiator, extractor fan, shaver light point.

BEDROOM THREE

3.42m x 2.73m (11'2" x 8'11")
Wall mounted electric radiator.

BEDROOM FOUR

2.53m x 2.41m (8'3" x 7'10")
Electric radiator, ceiling coving.

BATHROOM

Three piece coloured suite comprising panelled bath with shower over, pedestal wash hand basin, low flush WC. Partially tiled walls, ladder style electric towel radiator, fitted cupboard.

OUTSIDE

The rear garden, mostly laid to lawn, includes a wooden decking area ideal for enjoying the sun in the southwest-facing space. To the front, the large block paved driveway provides ample parking and leads to the single garage.

GARAGE

Single garage, with electric roller door, rear personal door, power and light. The controls for the solar panels, battery and hot water tank are located at the rear of the garage.

ADDITIONAL INFORMATION

SERVICES

Mains water, drainage and electric. Owners of solar panels can use the electricity and hot water they generate and feed any excess electricity into the local grid. In return, they receive payments through a feed-in tariff for the excess electricity supplied. There is the option to revert to the original gas connection if desired.

APPLIANCES

No appliances have been tested by the Agent.

