

11, Chestnut Drive,  
Holme-On-Spalding-Moor, YO43 4HW  
£170,000



**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.

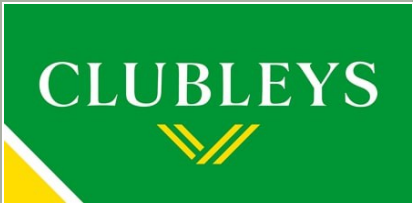
**OPENING HOURS**  
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**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

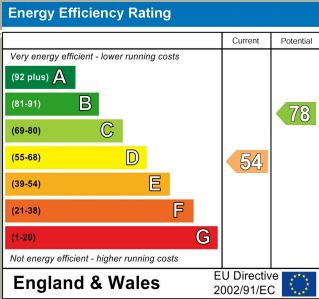
**FREE VALUATIONS FOR SALE**  
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**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.



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



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.

This extended spacious three-bedroom semi-detached family home presents a fantastic opportunity to create your ideal property. Set on a generous plot with a south-facing rear garden, it offers ample space and great potential for personalisation. In need of updating, the property provides a spacious sitting room, dining room, kitchen, conservatory, and utility room on the ground floor, along with three bedrooms and a bathroom upstairs. Outside, the good-sized rear garden features a paved seating area leading to a lawned garden, while the front offers a lawned garden with a side driveway and garage. With great space and fantastic potential, this property is the perfect blank canvas. Don't miss out, contact us today to arrange a viewing!  
Tenure: Freehold. East Riding of Yorkshire Council BAND: B.



www.clubleys.com





## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

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

### SITTING ROOM

4.87m x 3.55m (15'11" x 11'7")

Coal effect gas fitted with stone marble effect inset and hearth with wooden surround. Alcove cupboard, ceiling coving, radiator, television point.

### DINING ROOM

3.13m x 2.12m (10'3" x 6'11")

Ceiling coving, radiator, door leading to conservatory.

### CONSERVATORY

3.30m x 2.19m (10'9" x 7'2")

A brick dwarf wall with wooden windows on three sides, a door leading to the garden, and a polycarbonate roof.

### KITCHEN

3.25m x 2.30m (10'7" x 7'6")

Fitted with range of wall and base units comprising work surfaces, one and a half base stainless steel sink unit. Electric oven, gas hob with extractor hood over, Partially tiled walls, radiator, recessed ceiling lights, understairs shelved area, rear entrance door.

### UTILITY

2.63m x 2.30m (8'7" x 7'6")

Fitted with base units comprising plumbing for automatic washer, rear entrance door. Door leading to garage.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft space, cupboard housing wall mounted gas fired central heating boiler.

### BEDROOM ONE

3.67m x 2.61m (12'0" x 8'6")

Ceiling coving, radiator.

### BEDROOM TWO

4.38m x 2.60m (14'4" x 8'6")

Ceiling coving, radiator.

### BEDROOM THREE

2.36m x 1.86m (7'8" x 6'1")

Ceiling coving, radiator, exposed wood strip flooring.

### BATHROOM

Three piece white suite comprising panelled bath with shower over, pedestal wash hand basin and low flush WC. Partially tiled walls, ceiling coving, radiator.

### OUTSIDE

Outside, the good-sized rear garden features a paved seating area leading to a lawned garden, while the front offers a lawned garden with a side driveway and garage.

### GARAGE

Up and over door, power and light.

## ADDITIONAL INFORMATION

### SERVICES

Mains gas, electricity, drainage and water.

### APPLIANCES

No appliances have been tested by the Agent.

### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

