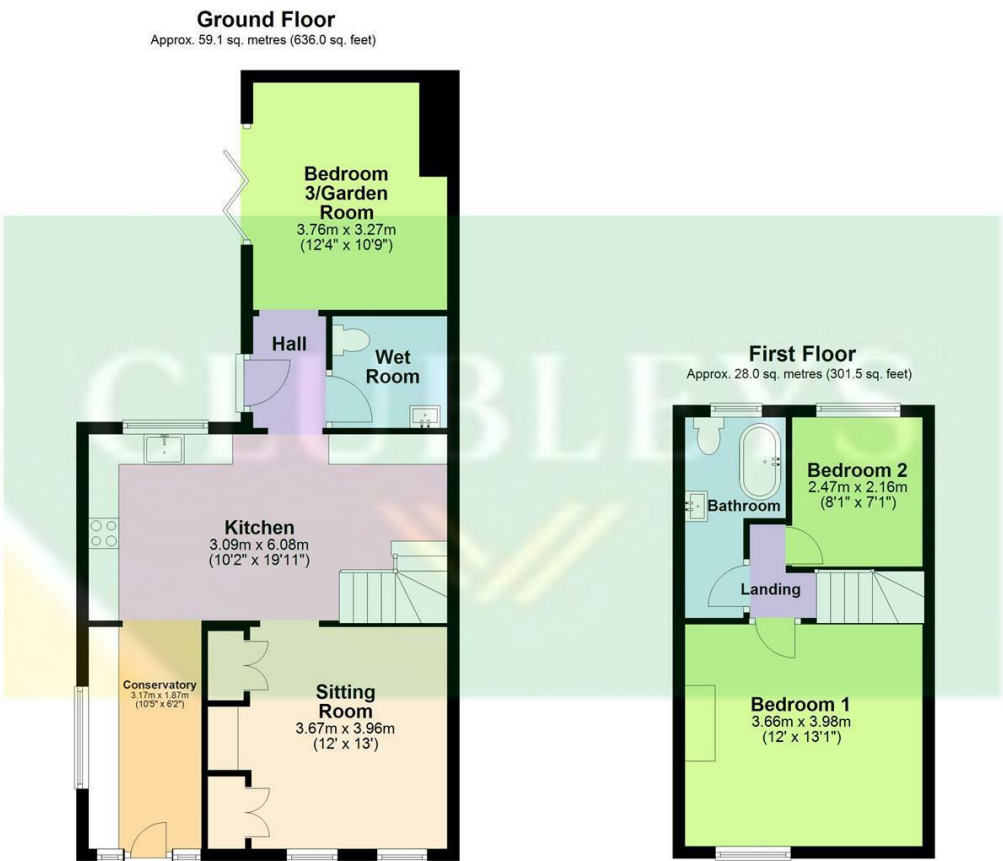


Gilbi Cottage, 3, High Street,
Holme-On-Spalding-Moor, YO43 4EW
£245,000



Total area: approx. 87.1 sq. metres (937.5 sq. feet)



This extended three-bedroom cottage offers an abundance of living space in a central location, yet feels wonderfully peaceful and secluded, with a private, enclosed garden behind double gates that's a secret suntrap. The accommodation comprises a light-filled conservatory, which opens effortlessly into the modern open-plan kitchen diner. This leads to the front sitting room, complete with a wood burning stove. Additionally, there is a third bedroom located at the rear of the property, a versatile extended room ideal for use as a garden room, office, or guest space, featuring bi-fold doors opening directly to the garden. Downstairs also includes a wet room. Upstairs, an oak staircase leads to two further bedrooms and a family bathroom. Outside, the property benefits from gated access to a parking area providing off-road parking, which leads to the rear garden. The garden itself features various paved seating areas, raised beds, and established flowers, along with outdoor stores, an outdoor wash/utility room, and brick and fence boundaries. The property is heated via an eco-friendly biomass system, providing efficient and sustainable warmth. With its spacious living areas, private garden, and central yet quiet location, this cottage is a true hidden gem. Arrange your viewing today!

East Riding of Yorkshire Council Band- B. Tenure Freehold.

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.

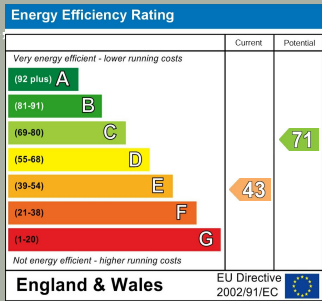
MORTGAGES

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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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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ZOOPLA

THE ACCOMMODATION COMPRISES

SITTING ROOM

3.67m x 3.96m (12'0" x 12'11")
Inglenook fireplace with a wood burning stove set in a brick inset, with cupboards and shelving to the alcoves. Additional features include recessed ceiling lights, wood flooring, TV aerial point, and telephone point.

KITCHEN/DINER

3.09m x 6.08m (10'1" x 19'11")
The kitchen is fitted with a range of wall and base units, including tall cabinets with German pull-out drawers, and features granite work surfaces and matching splash backs. Appliances include an eye-level Neff oven and microwave, Neff induction hob with extractor hood over, Kenwood American fridge freezer (new March 2025), dishwasher (new March 2025), and a ceramic sink unit. Additional features include a bin drawer, tiled flooring throughout, Velux window, and strip lighting. An oak staircase with a glass balustrade leads to the first floor, adding a stylish contemporary touch.

CONSERVATORY

3.17m x 1.87m (10'4" x 6'1")
Front entrance door, tiled floor, fitted storage along one wall, PVC windows, self-cleaning glass roof, and wall lights.

REAR ENTRANCE

Tiled floor and stable door.

WET ROOM

Shower, low flush WC, wash hand basin set in a vanity unit, fully tiled floor, extractor fan.

GARDEN ROOM / BEDROOM 3

3.76m x 3.27m (12'4" x 10'8")
Tiled floor, exposed beams, and bi-fold doors with integral blinds.

FIRST FLOOR ACCOMMODATION

LANDING

Wood flooring.

BEDROOM 1

3.66m x 3.98m (12'0" x 13'0")
Decorative cast iron fireplace with wooden mantle, wood flooring, radiator, access to loft space with ladder, light, and majority boarded.

BEDROOM 2

2.47m x 2.16m (8'1" x 7'1")
Wood flooring and storage cupboard.

BATHROOM

Three-piece white suite comprising a freestanding bath, low flush WC, wash hand basin set in a vanity unit, part-panelled walls, vertical chrome heated towel rail, wood flooring, lighted mirror, shaver point, and extractor fan.

OUTSIDE

Outside, the property benefits from gated access to a parking area providing off-road parking, which leads to the rear garden. The garden itself features various paved seating areas, raised beds, and established flowers, along with outdoor stores, an outdoor wash/utility room, and brick and fence boundaries.

TWO WORKSHOPS

Two workshops: One is a utility area with plumbing for an automatic washing machine, condensing dryer, and sink, while the other houses a biomass system for underfloor heating, radiators, and hot water.

ADDITIONAL INFORMATION

The property features a domestic RHI biomass pellet burner, which heats the underfloor heating, radiators, and hot water. This system burns compressed wood or biomass pellets to generate heat, and there is approximately £3,350 left to be received in quarterly payments of £335 each. The RHI scheme offers financial incentives to homeowners using renewable heating systems, providing an ongoing energy-saving benefit and helping reduce energy bills.

SERVICES

Mains water, RHI biomass pellet burner, which heats the underfloor heating, radiators, and hot water, electricity and drainage.

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.

