



Warham Farm Bungalow, Holme Road,
Spaldington, DN14 7NB
£475,000



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

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.

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.

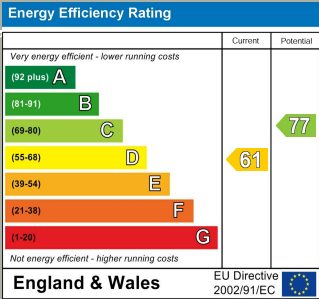
MORTGAGES

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



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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.

Looking for a property in a peaceful rural location? This could be the one for you. This detached three-bedroom bungalow enjoys a tranquil setting next to an established grassland farm, with excellent transport links close by. Standing in approximately 0.408 acres, a long driveway leads to the property and garage, offering ample parking and privacy. Inside, the spacious accommodation includes a 27-foot sitting room with an open fire and bay window seat, with double doors opening to a garden-facing office. There's a large kitchen diner with access to the utility room, WC and garage. The three bedrooms include a main bedroom with en-suite WC and a four-piece bathroom. With NO ONWARD CHAIN, this superb bungalow offers space, comfort and idyllic countryside living at its best. Tenure: Freehold. East Riding of Yorkshire Council BAND: D.

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC Front entrance door, two radiators, ceiling coving, access to loft space.

SITTING ROOM

8.27m x 3.65m (27'1" x 11'11")
Open fire with decorative tile, inset tiled hearth, wooden surround and wooden mantle. Two radiators, ceiling coving, television point, bay window with seat. Double doors leading to...

OFFICE

3.65m x 3.65m (11'11" x 11'11")
PVC french doors leading to rear garden, radiator, television point.

KITCHEN

3.47m x 5.99m (11'4" x 19'7")
Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit. Eye level double oven, electric hob with extractor hood over, integrated dishwasher, integrated fridge. Partially tiled walls, tiled flooring, radiator, ceiling coving.

UTILITY

Fitted with wall and base units comprising work surfaces, stainless steel sink unit, plumbing for automatic washer. Partially tiled walls, radiator, ceiling coving. PVC rear entrance door, door leading to garage,

WC

Low flush WC, radiator, tiled flooring.

BEDROOM ONE

4.66m max x 3.84m (15'3" max x 12'7")
Radiator, ceiling coving.

WC

Two piece cream suite comprising low flush WC and pedestal wash hand basin. Partially tiled walls, radiator, ceiling coving.

BEDROOM TWO

3.47m max x 4.83m (11'4" max x 15'10")
Radiator, ceiling coving.

BEDROOM THREE

3.64m x 2.62m (11'11" x 8'7")
Radiator, ceiling coving.

BATHROOM

Five piece suite comprising panelled corner bath, step in shower cubicle, low flush WC, pedestal wash hand basin, bidet. Partially tiled walls, radiator, ceiling coving.

OUTSIDE

Surrounded by mature planting and open views, the garden enhance the tranquil setting. A long driveway leads to the property and double garage, providing generous parking and a good degree of privacy.

GARAGE

4.02m x 5.58m (13'2" x 18'3")
Electric door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains electricity and water. Oil fired central heating. Septic tank.

APPLIANCES

No appliances have been tested by the Agent.

