

18, Snowdrop Garth,
Holme-On-Spalding-Moor, YO43 4DW
£290,000



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.

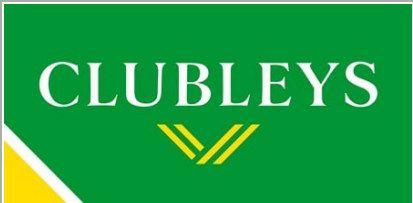
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

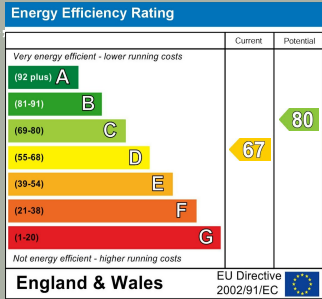
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. 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 (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfiefieldsolutions.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. Holmfiefield 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.

This beautifully maintained four-bedroom detached family home offers spacious, modern living in a sought-after setting. The current owners have recently upgraded the property with a stylish gloss kitchen, boasting excellent storage and work surfaces, and a new boiler for peace of mind. The ground floor features a welcoming entrance hall, a bright sitting room with bay window and double doors leading to the dining room, creating a wonderful space for family life and entertaining. Upstairs, there are four well-proportioned bedrooms, including a main bedroom with en-suite, complemented by a modern family bathroom. Outside, the private rear garden is mainly laid to lawn with a paved and gravelled seating area and a garden shed, while the front offers a driveway and gravelled area providing parking for three cars and access to the integral garage. Tenure: Freehold. East Riding of Yorkshire Council BAND: D

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THE ACCOMODATION COMPRISES

ENTERANCE HALL

Front entrance door, radiator, laminate floor, telephone point, ceiling coving, stairs leading to first floor.

SITTING ROOM

4.47m x 3.45m (14'7" x 11'3")
Bay window, two radiators, ceiling coving, telephone point, double doors to dining room.

KITCHEN

3.68m x 3.63m (12'0" x 11'10")
Fitting with a range of wall and base units, work surfaces, 1.5 stainless steel sink unit, chrome mixer tap, eye level electric double oven, electric hob, extractor hood, part tiled walls, ceiling coving, two radiators, under stairs cupboard, internal door to garage, plumping for automatic washer, rear entrance door.

DINING ROOM

3.62m x 3.20m (11'10" x 10'5")
Laminate floor, ceiling coving, radiator, double door to garden.

WC

Two piece white suite comprising of low flush WC, wash hand basin set on vanity unit with chrome mixer tap and tiled splash back, radiator, ceiling coving.

FIRST FLOOR ACCOMODATION

BEDROOM ONE

3.51m x 3.33m (11'6" x 10'11")
Fitted wardrobe to one wall, part paneled wall, radiator, ceiling coving.

ENSUITE

Three piece suite comprising low flush WC, wash hand basin set in vanity unit, chrome mixer tap, step in shower cubicle, part tiled wall, radiator, extractor fan, ceiling coving.

BEDROOM TWO

3.85m x 2.64m (12'7" x 8'7")
Fitted wardrobe, fitted cupboard, radiator, ceiling coving.

BEDROOM THREE

3.53m x 2.46m (11'6" x 8'0")
Fitted wardrobe, radiator, ceiling coving.

BEDROOM FOUR

3.01m x 2.64m (9'10" x 8'7")
Fitted wardrobe, radiator, ceiling coving.

BATHROOM

Three piece white suite comprising low flush WC, pedestal wash hand basin, paneled bath with shower attachment, part tiled wall, chrome ladder style radiator, ceiling coving, extractor fan.

OUTSIDE

Outside, the private rear garden is mainly laid to lawn with a paved and gravelled seating area and a garden shed, while the front offers a driveway and gravelled area providing parking for three cars and access to the integral garage.

GARAGE

4.29m x 2.52m (14'0" x 8'3")
Electric roller door, fitted with a range of wall and base units, wall mounted gas fired central heating boiler, power and light.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

