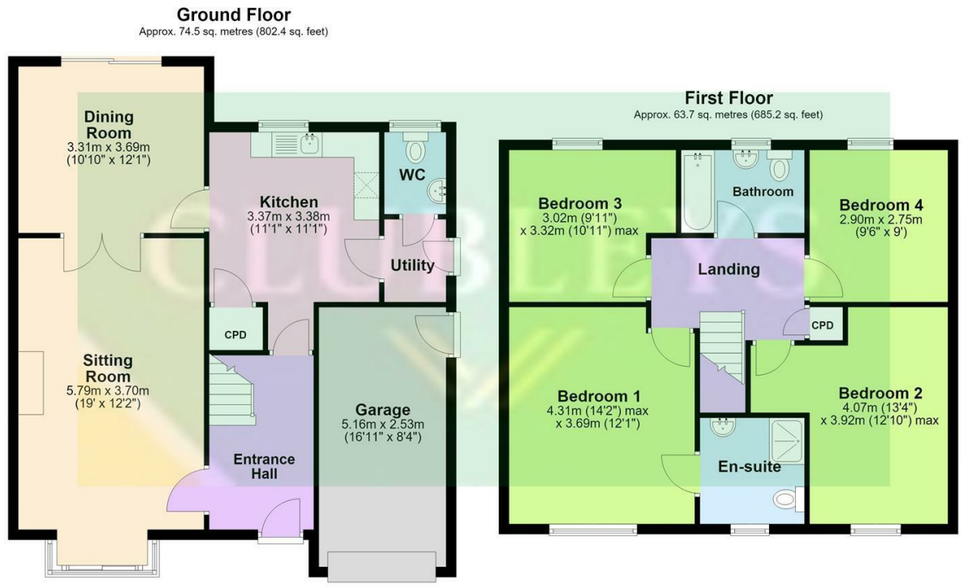

Total area: approx. 138.2 sq. metres (1487.6 sq. feet)

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.

CLUBLEYS

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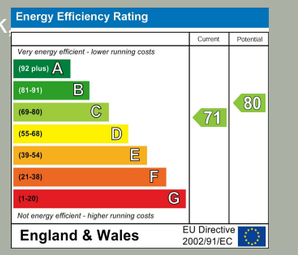
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



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.

CLUBLEYS

17, High Street, Holme-On-Spalding-Moor, YO43 4HL
£340,000







A four-bedroom detached home with an open outlook across neighbouring fields – bringing a lovely sense of space and privacy to the rear. Offered with NO ONWARD CHAIN and set in the heart of the village, the house provides a practical layout with plenty of space to adapt to family life. An entrance hall leads to a generous sitting room and separate dining room, positioned to make the most of the garden and field views. The fitted kitchen connects to a useful utility room and WC. Upstairs are four bedrooms, including a main bedroom with en-suite, alongside the family bathroom. Outside, the rear garden combines a paved seating area with a mainly lawned garden, hedge and fenced boundaries and gated side access. To the front is a lawn, driveway and integral garage.
Tenure: Freehold. East Riding of Yorkshire Council: E

rightmove

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ZOOPLA

CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire
Band: E

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, laminate, radiator, ceiling coving, stairs to first floor.

SITTING ROOM
5.79m x 3.70m (18'11" x 12'1")
Modern stone electric fire marble effect inset and hearth, wooden surround, TV point, two radiators, ceiling coving, double doors to dining room.

DINING ROOM
3.31m x 3.69m (10'10" x 12'1")
Radiator, ceiling coving, patio doors to the garden.

KITCHEN
3.37m x 3.38m (11'0" x 11'1")
Fitted with a range of wall and base units, comprising of work surfaces, 1.5 black sink unit, gas hob with extractor hood over, eye level double oven, part-tiled walls, under stairs cupboard, radiator, ceiling coving

UTILITY
Work surfaces, plumbed for automatic washing machine, part tiled wall, radiator, ceiling coving.

WC
Two piece suite comprising low flush WC, pedestal wash hand basin, radiator, ceiling coving.

FIRST FLOOR ACCOMODATION

LANDING
Access to loft space, ceiling coving, dado rail, fitted cupboard.

BEDROOM ONE
4.31m max x 3.69m (14'1" max x 12'1")
Radiator, ceiling coving.

EN-SUITE
Three piece suite comprising wash hand basin set in vanity unit, low flush WC, step in shower cubicle, extractor fan, chrome towel rail, tiled floor, part tiled walls, ceiling coving.

BEDROOM TWO
4.07m x 3.92m max (13'4" x 12'10" max)
Radiator, ceiling coving.

BEDROOM THREE
3.02m x 3.32m max (9'10" x 10'10" max)
Radiator, ceiling coving.

BEDROOM FOUR
2.90m x 2.75m (9'6" x 9'0")
Radiator, ceiling coving.

BATHROOM
Three piece suite comprising of low flush WC, pedestal wash hand basin, paneled bath with shower over, extractor fan, chrome towel rail, tiled floor, ceiling coving.

GARAGE
5.16m x 2.53m (16'11" x 8'3")
Electric door, power and light.

OUTSIDE
Outside, the rear garden combines a paved seating area with a mainly lawned garden, hedge and fenced boundaries and gated side access. To the front is a lawn, driveway with an electric car charging point, and integral garage.

ADDITIONAL INFORMATION

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.











