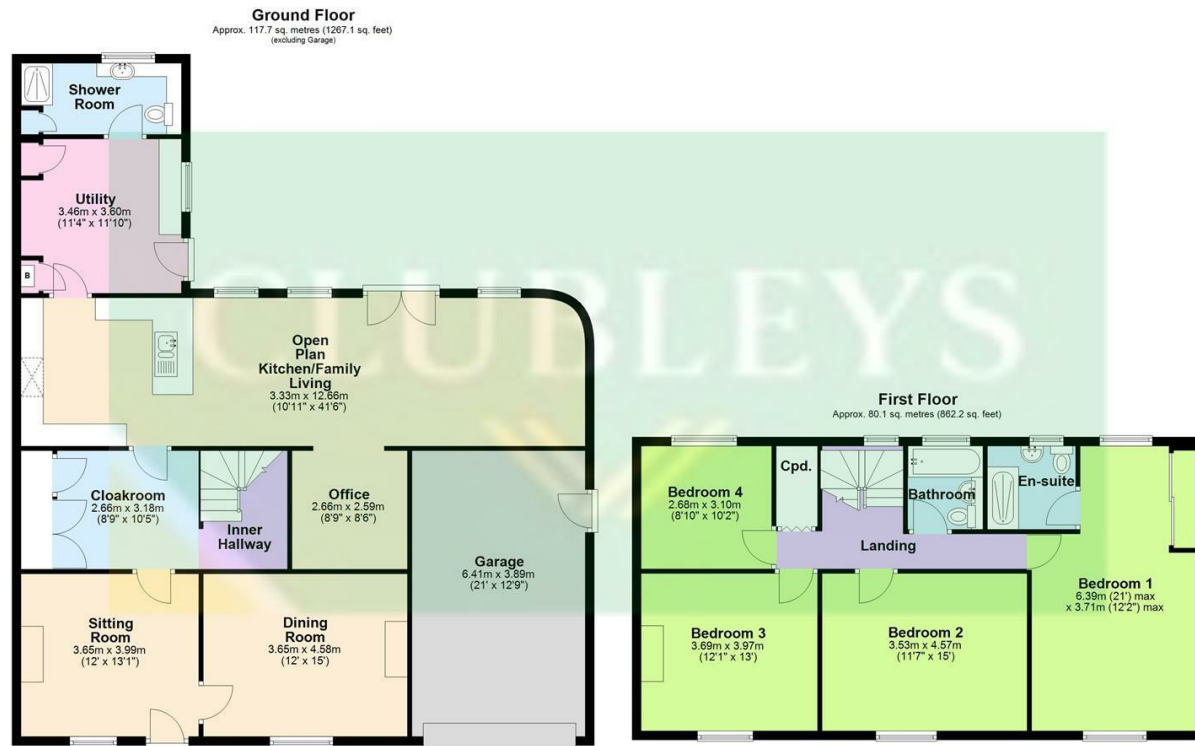




11, Station Lane,  
Holme On Spalding Moor, YO43 4AL  
Offers Over £375,000



Total area: approx. 197.8 sq. metres (2129.3 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.

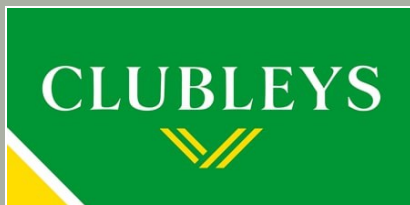
**MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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](mailto: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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YO43 3AL  
01430 874000  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	82
EU Directive 2002/91/EC			

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.

An exceptional village home designed for modern family life, this beautifully extended four-bedroom semi-detached property combines generous proportions, standout entertaining space and open countryside views, all set within a substantial non-estate plot, with the property extending to approximately 2,129 sq ft of living space. Thoughtfully updated and lovingly maintained, the home offers versatile accommodation with spaces that feel both stylish and practical. At its heart is an impressive open-plan kitchen, dining and living area with a fitted kitchen and breakfast bar flowing into relaxed seating and dining spaces, complete with log-burning stove, garden views and French doors opening onto the rear terrace. A separate sitting room with multi-fuel stove and formal dining room provide further flexibility for family life and entertaining. Additional ground floor space includes a boot/cloaks room with extensive storage, office area, utility room and shower room. Upstairs are four double bedrooms, including a spacious dual-aspect main bedroom with en-suite, alongside a contemporary family bathroom. Outside, the property enjoys ample parking, garage, side lawned garden and a landscaped rear garden with decking, pergola seating areas and uninterrupted views across open fields.

Tenure: Freehold. East Riding of Yorkshire Council BAND: C



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**THE ACCOMMODATION COMPRISES****SITTING ROOM**

3.65m x 3.99m (11'11" x 13'1")

Multifuel stove with brick inset and stone hearth, laminate flooring, ceiling coving, wall light points, and front entrance door.

**DINING ROOM**

3.65m x 4.58m (11'11" x 15'0")

Laminate flooring, radiator, wall light points, ceiling coving.

**CLOAKROOM**

2.66m x 3.18m (8'8" x 10'5")

Fitted cloaks cupboard, ceiling coving, recessed ceiling lights, radiator, laminate flooring.

**INNER HALLWAY**

Stairs to first floor with cupboard under.

**OPEN PLAN KITCHEN/FAMILY ROOM**

3.33m x 12.66m (10'11" x 41'6")

Fitted with a range of wall and base units incorporating work surfaces, a 1.5 bowl sink unit, integrated fridge, extractor hood, recessed ceiling lights, breakfast bar, laminate flooring, radiator, log burner, TV aerial point, and PVC doors leading to the garden.

**OFFICE**

2.66m x 2.59m (8'8" x 8'5")

Laminate flooring, ceiling coving, radiator, telephone point.

**UTILITY**

3.46m x 3.60m (11'4" x 11'9")

Fitted base units, plumbing for an automatic washer, access to the roof space, and two fitted cupboards, one housing the wall-mounted gas-fired central heating boiler, together with a radiator and rear entrance door.

**SHOWER ROOM**

Three-piece white suite comprising a step-in shower cubicle, wash hand basin, and low flush WC, with a chrome heated towel rail, tiled floor, part-tiled walls, and a fitted cupboard.

**FIRST FLOOR ACCOMMODATION****LANDING**

Laminate flooring, recessed ceiling lights, fitted cupboard, access to loft space.

**BEDROOM 1**

6.39m max x 3.71m max (20'11" max x 12'2" max)

Laminate flooring, two radiators, fitted wardrobe and dressing table.

**EN-SUITE**

Three piece white suite comprising walk in shower cubicle, pedestal wash hand basin, low flush WC, fully tiled walls, recessed ceiling lights, extractor fan, tiled floor.

**BEDROOM 2**

3.53m x 4.57m (11'6" x 14'11")

Laminate flooring, radiator, access to loft space.

**BEDROOM 3**

3.69m x 3.97m (12'1" x 13'0")

Laminate flooring, radiator, ceiling coving.

**BEDROOM 4**

2.68m x 3.10m (8'9" x 10'2")

Laminate flooring, radiator, ceiling coving.

**BATHROOM**

Three-piece white suite comprising a panelled bath, a wash hand basin set in a vanity unit, and a low flush WC, with a tiled floor, part-tiled walls, recessed ceiling lights, and a heated towel rail.

**OUTSIDE**

Outside, the property enjoys ample parking, garage, side lawned garden and a landscaped rear garden with decking, pergola seating areas and uninterrupted views across open fields.

**GARAGE**

6.41m x 3.89m (21'0" x 12'9")

Up and over door, side personal door, power and light.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.

