CLUBLEYS

1, Paddock Court, Holme-On-Spalding-Moor, YO43 4AH

£395,000







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ABOUT THE PROPERTY

One of only three detached homes on the development, this is a property that genuinely surprises with its scale – offering exceptionally generous living space and a wonderful long garden that feels far more substantial than its three-bedroom layout might suggest. A spacious entrance hall with WC leads through to a fitted kitchen/diner, separate pantry and utility room. The impressive sitting room is a particular highlight, comfortably accommodating both living and dining areas, centred around an attractive stone-effect fireplace, with two sets of French doors opening onto the garden. Upstairs are three double bedrooms, two with fitted wardrobes, with two of the bedrooms also benefiting from their own en-suite facilities, alongside a spacious family bathroom. Outside, the beautifully established rear garden offers excellent depth, with lawn, mature planting and a paved seating area. A double garage, parking and mature hedging complete this distinctive home.
Tenure: Freehold. East Riding of Yorkshire Council: E



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Tenure: Freehold
East Riding of Yorkshire
Band: E

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Entrance door, ceiling coving, radiator, stairs leading to first floor.

SITTING/DINING ROOM
5.04m x 6.84m (16'6" x 22'5")
Electric fire with stone effect hearth and surround, tv point, ceiling coving, two radiator, two sets of french doors leading to the rear garden.

KITCHEN/BREAKFAST ROOM
5.67m x 2.67m (18'7" x 8'9")
Fitted with a range of wall and base units comprising work surfaces, a 1.5-bowl stainless steel sink unit, electric oven and hob with extractor hood over, integrated dishwasher, recessed ceiling lights, ceiling coving and radiator.

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

UTILITY
Wall and base units comprising of work surfaces, stainless steel sink unit, plumbed for automatic washing machine, part tiled walls, ceiling coving, radiator.

PANTRY
Wall mounted gas fired central heating boiler.

REAR ENTRANCE
Rear entrance door, ceiling coving.

FIRST FLOOR ACCOMDATION

LANDING
Access to loft space, light tunnel, ceiling coving.

BEDROOM ONE
5.22m max x 4.33m (17'1" max x 14'2")
Radiator, ceiling coving.

EN-SUITE
Three piece white suite comprising of step in shower cubicle, low flush WC, pedestal wash hand basin, tiled walls, ceiling coving, recess ceiling light, extractor fan, chrome towel rail.

BEDROOM TWO
4.02m x 3.55m (13'2" x 11'7")
Fitted wardrobes and matching set of drawers, radiator, ceiling coving.

EN-SUITE
Three piece white suite comprising of step in shower cubicle, low flush WC, pedestal wash hand basin, tiled walls, ceiling coving, recess ceiling light, extractor fan, radiator.

BEDROOM THREE
5.07m x 3.21m max (16'7" x 10'6" max)
Radiator, ceiling coving.

BATHROOM
Three piece suite comrpsing of panel bath, pedestal wash hand basin, low flush WC, recess ceiling lights, extractor fan, ceiling coving, radiator.

DOUBLE GARAGE
Up and over door, power and light,

OUTSIDE
Outside, the beautifully established rear garden offers excellent depth, with lawn, mature planting and a paved seating area. A double garage, parking and mature hedging complete this distinctive home.

ADDITIONAL INFORMATION
The property is accessed via a private road, which serves only three residential properties. Further details regarding access and any associated arrangements can be confirmed by the purchaser's solicitor as part of the conveyancing process.

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.

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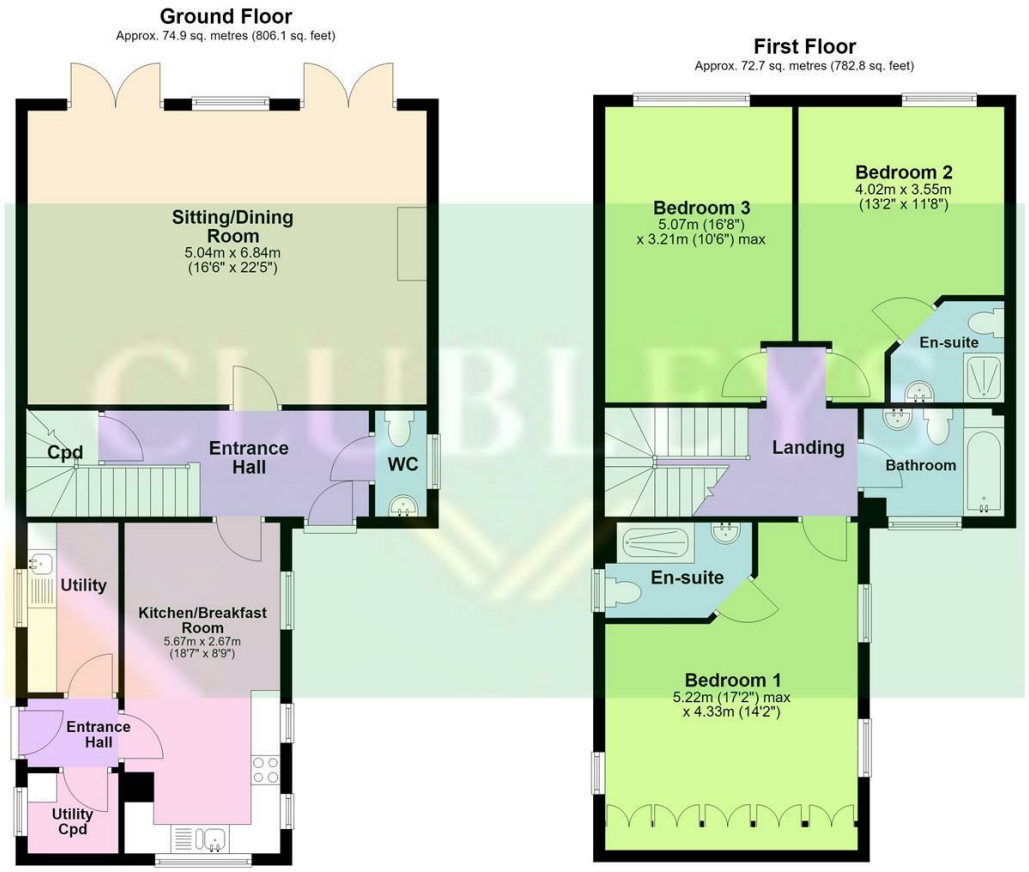







Do not let the door drop unaided!





Total area: approx. 147.6 sq. metres (1589.0 sq. feet)

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.

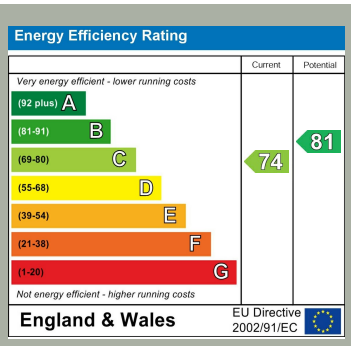
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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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.



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.