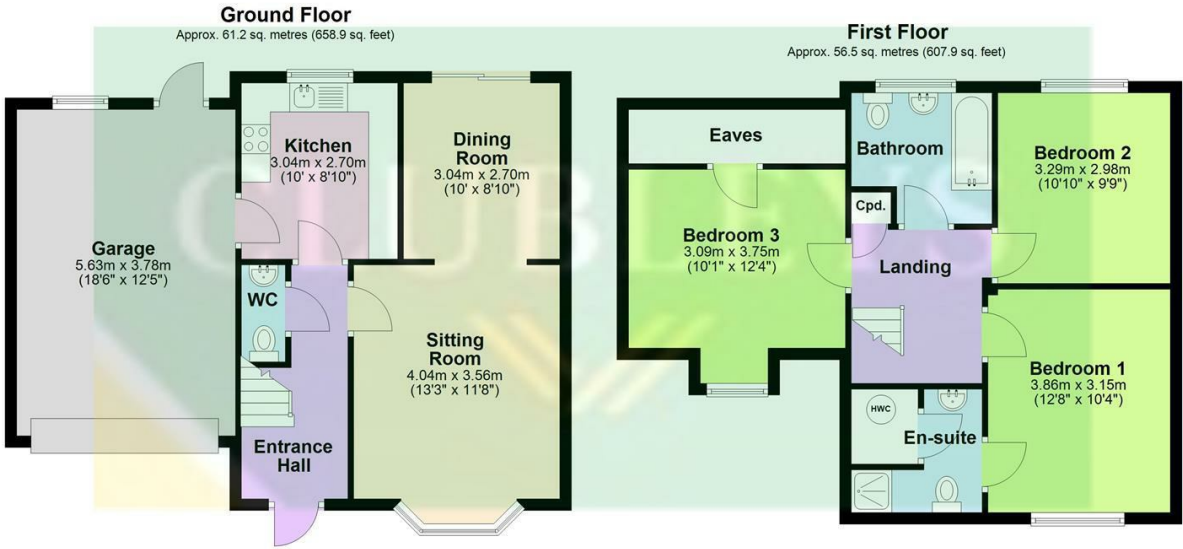




11, Old Tatham,
Holme-On-Spalding-Moor, YO43 4BN
£295,000



Total area: approx. 117.7 sq. metres (1266.8 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.

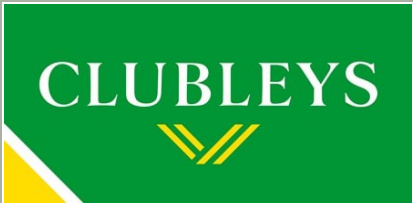
MATERIAL INFORMATION

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.

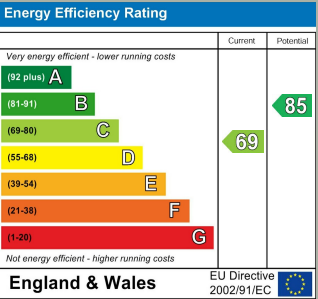
MORTGAGES

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.



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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.



This well-proportioned three-bedroom detached family home is set on a generous plot in a popular and well-established area, offering spacious and versatile living ideal for modern family life. Boasting a good-sized rear garden laid mainly to lawn with a paved seating area, garden shed, fenced boundaries, and side gated access, the property also benefits from ample off-road parking with a gravelled frontage and a side driveway leading to a garage. Inside, the accommodation comprises a welcoming entrance hall with stairs to the first floor and a convenient WC, a spacious sitting room with an archway through to the separate dining room, and a fitted kitchen with access to both the garage and the rear garden. Upstairs are three bedrooms, including a generous main bedroom with an en-suite shower room, as well as a modern family bathroom. A superb opportunity to acquire a comfortable family home in a sought-after location. Tenure: Freehold. East Riding of Yorkshire Council BAND: D.

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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC front entrance door, laminate wood flooring, ceiling coving, radiator, stairs to first floor.

W.C.

Two piece suite comprising low flush W.C., wash hand basin set in vanity unit, radiator.

SITTING ROOM

4.04m x 3.56m (13'3" x 11'8")

Bay window to front, T.V. aerial point, ceiling coving, two radiators, archway to

DINING ROOM

3.04m x 2.70m (9'11" x 8'10")

Laminate wood flooring, ceiling coving, radiator, patio doors to garden.

KITCHEN

3.04m x 2.70m (9'11" x 8'10")

Fitted with a range of wall and base units comprising work surfaces, single drain stainless steel sink unit, extractor hood, plumbing for dishwasher, recessed ceiling lights, cupboard housing wall mounted gas fired central heating boiler, door to garage.

FIRST FLOOR**LANDING**

Access to loft space, fitted cupboard, radiator.

BEDROOM ONE

3.86m x 3.15m (12'7" x 10'4")

Ceiling coving, radiator.

EN SUITE

Three piece suite comprising step in shower cubicle, pedestal wash hand basin, low flush W.C., part tiled walls, chrome heated towel rail, fitted cupboard housing hot water cylinder.

BEDROOM TWO

3.29m x 2.98m (10'9" x 9'9")

Radiator.

BEDROOM THREE

3.09m x 3.75m (10'1" x 12'3")

Eaves storage, radiator.

BATHROOM

Three piece suite comprising panelled bath, shower

over, shower screen, wash hand basin, low flush W.C., part tiled walls, vertical heated towel rail.

OUTSIDE

Set on a generous plot in a popular and well-established area, this detached family home enjoys a good-sized rear garden laid mainly to lawn, complete with a paved seating area, garden shed, fenced boundaries, and side gated access. To the front, the property offers ample off-road parking with a gravelled frontage and a side driveway leading to a garage.

GARAGE

5.63m x 3.78m (18'5" x 12'4")

Up and over door, power and light, plumbing for automatic washing machine, rear entrance door.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

