



Flowerpot Cottage, 65, Old Road,
Holme-On-Spalding-Moor, YO43 4AE
Offers Over £350,000



Total area: approx. 113.6 sq. metres (1223.1 sq. feet)
This plan is for illustrative purposes only.
Plan produced using PlanUp.

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.

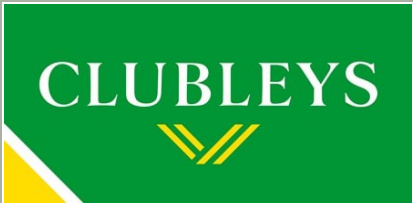
MATERIAL INFORMATION

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.

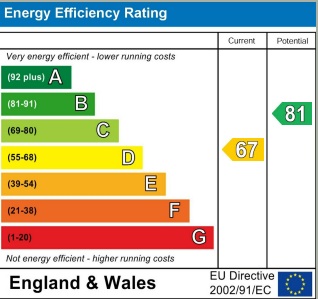
MORTGAGES

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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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.



Early viewing is highly recommended for this impressive four-bedroom detached home, ideally positioned on a corner plot in the sought-after village of Holme-on-Spalding-Moor. Offering a spacious and well-planned layout, the property features a stylish open-plan kitchen, a central hallway with cloakroom, and a generous sitting room with French doors opening onto the rear garden. Upstairs, the main bedroom boasts an en-suite, complemented by three further well-proportioned bedrooms and a contemporary family bathroom. Outside, the gardens wrap around three sides, with a side driveway, an additional rear driveway, a garage, and a versatile summer house. A superb family home in a popular village location.
Tenure: Freehold. East Riding of Yorkshire Council BAND: D.

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stone flagged flooring, ceiling coving, radiator, stairs to first floor with cloaks cupboard under.

W.C.

Two piece suite comprising low flush W.C., wash hand basin with cupboard under, tiled splash-back.

LIVING KITCHEN

6.05 x 3.45 (19'10" x 11'3")

Fitted with a range of wall and base units, butchers block work surfaces, Belfast sink unit, Range cooker, extractor hood, integrated dishwasher, integrated fridge/freezer, built-in wine chiller and cupboard housing wall mounted gas fired central heating boiler. Recessed ceiling lights, ceiling coving, partially tiled walls, plumbing for automatic washing machine, stone flagged flooring, multi fuel stove, T.V. aerial point, radiator, and rear entrance door.

SITTING ROOM

6.05 x 3.61 (19'10" x 11'10")

Multi fuel stove on stone hearth, wooden mantle, T.V. aerial point, ceiling coving, radiator, French doors leading to garden.

FIRST FLOOR

LANDING

Airing cupboard housing hot water cylinder, radiator.

BEDROOM ONE

3.46 x 3.46 (11'4" x 11'4")

Radiator.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., hand basin, tiled splash-back, extractor fan, radiator.

BEDROOM TWO

3.02m x 3.61m (9'10" x 11'10")

Radiator.

BEDROOM THREE

2.45m x 3.46m (8'0" x 11'4")

Radiator.

BEDROOM FOUR

2.91m x 2.42m (9'6" x 7'11")

Radiator, access to loft space.

BATHROOM

Three piece suite comprising panelled bath with shower over, shower screen, low flush W.C., wash hand basin, part tiled walls, ladder style radiator, extractor fan.

OUTSIDE

Occupying a corner plot, the home features lawned gardens to three sides, a side driveway and rear driveway providing ample parking and access to the garage and a summer house that has potential for various uses.

GARAGE

Up and over door, fitted kitchen units, personnel door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

