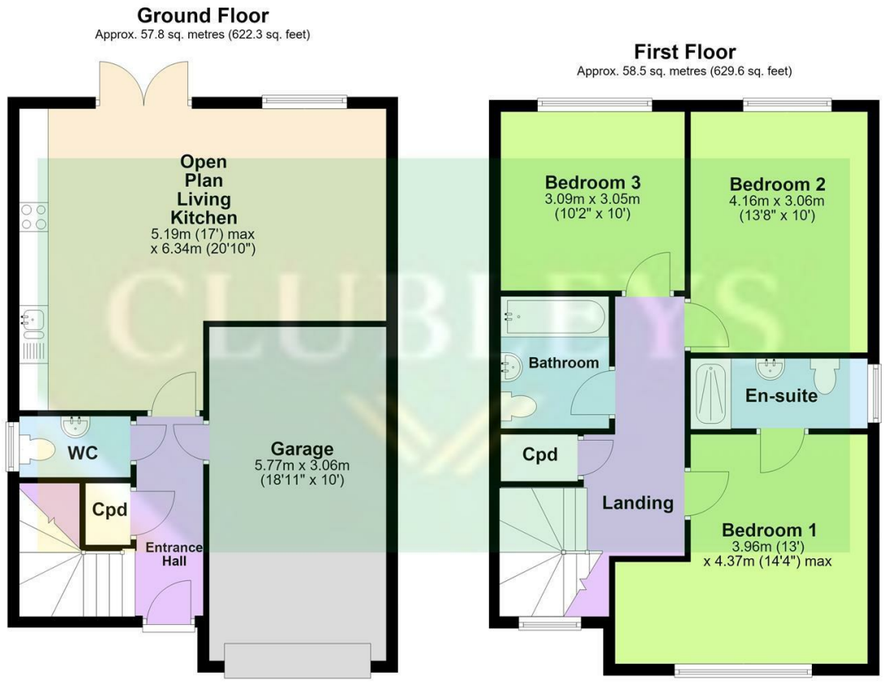


Total area: approx. 116.3 sq. metres (1251.9 sq. feet)

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.

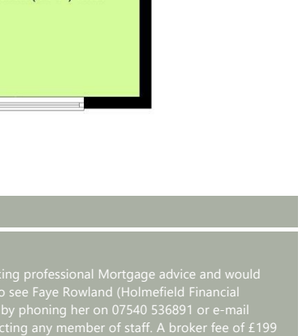
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We 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

60 - 64 Market Place, Market Weighton, York,
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

1, Hemp Garth, Holme-On-Spalding-Moor, YO43 4FT
£300,000





Modern, energy-efficient and designed around easy everyday living, this nearly-new three-bedroom detached home combines a spacious open-plan layout with a garage, driveway, solar panels and EV charging. Built by Newitt Homes just two years ago, the property has an EPC A rating and offers a low-maintenance home that's ready to move straight into. The ground floor centres around a bright open-plan kitchen, dining and living space, creating a natural hub for cooking, relaxing and spending time together. The fitted kitchen includes integrated appliances, generous storage and plenty of worktop space, while French doors open directly onto the enclosed rear garden, extending the living space outside during the warmer months. Upstairs are three well-proportioned bedrooms, with an en-suite to the principal bedroom and a contemporary family bathroom. Outside, the enclosed garden is mainly laid to lawn with established planting, while the driveway, integral garage and EV charger take care of the practical side. All set within Holme-on-Spalding-Moor, with convenient access to Market Weighton, York and the surrounding road network.
Tenure: Freehold. East Riding of Yorkshire Council BAND: D

rightmove

www.clubleys.com

ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, stairs to first floor, understairs cupboard, door to garage, luxury vinyl tiling, radiator.

W.C.
Two piece suite comprising low flush W.C., pedestal wash hand basin, chrome mixer tap, part tiled walls, luxury vinyl tiling, radiator, extractor.

OPEN PLAN LIVING KITCHEN
5.19 x 6.34 (17'0" x 20'9")
Fitted with a range of wall and base units comprising work surfaces, upstand, 1.5 bowl stainless steel sink unit, chrome mixer tap, eye level double oven, electric hob, extractor hood over, integrated fridge/freezer, plumbing for automatic dishwasher, luxury vinyl tiling, recessed ceiling lights, T.V. aerial point, medial panel, radiator, French doors leading to the garden.

FIRST FLOOR

LANDING
Access to roof space, fitted cupboard, radiator.

BEDROOM ONE
3.96 x 4.37m max (12'11" x 14'4" max)
T.V. aerial point, two radiators.

EN SUITE
Three piece suite comprising low flush W.C., pedestal wash hand basin, chrome mixer taps, step in shower cubicle with rainfall shower, part tiled walls, shaver point, recessed ceiling lights, ladder style radiator, extractor.

BEDROOM TWO
4.16 x 3.06 (13'7" x 10'0")
Radiator.

BEDROOM THREE
3.09 x 3.05 (10'1" x 10'0")
Radiator.

BATHROOM
Three piece suite comprising low flush W.C, pedestal wash hand basin, chrome mixer tap, panelled bath, chrome mixer tap, rainfall shower over, part tiled walls, recessed ceiling lights, chrome ladder style radiator, extractor.

OUTSIDE
A generous enclosed garden creates the perfect setting for outdoor living, while the driveway, integral garage, EV charger and solar panels add everyday practicality and efficiency.

ADDITIONAL INFORMATION
We have been advised by the Vendors of the property there will be a Service Charge payable. This will be confirmed by Solicitors.

SERVICES
Mains water, electricity, gas and drainage.

APPLIANCES
No appliances have been tested by the agent.



