



4, Rowan Court,
Holme-On-Spalding-Moor, YO43 4EJ
£475,000



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.

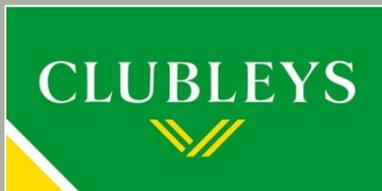
MATERIAL INFORMATION

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

Tucked away on a small and rarely available exclusive development, this impressive five-bedroom detached family home is a true showcase of Hogg's renowned build quality and meticulous attention to detail. Owned by the same family since new and maintained in excellent order throughout, the property offers beautifully balanced accommodation. A welcoming entrance porch opens into a spacious hallway giving access to all ground-floor rooms. Double doors lead to the stunning dual-aspect sitting room, featuring Hogg's signature brick inglenook open fireplace, and further doors connect to the versatile day room. The generous open-plan kitchen sits at the rear of the house, offering extensive work surfaces, space for dining and relaxing, and French doors opening directly onto the garden. A downstairs WC and a well-appointed utility room with access to both the garage and the rear complete the ground floor. Upstairs, all five bedrooms are a good size, with the two largest benefiting from their own en-suite facilities, in addition to a modern family bathroom. Outside, the rear garden enjoys a paved seating area, lawns to three sides, fenced boundaries and side gated access, while the front features a lawn with established shrubs and a block-paved driveway leading to the garage.

Tenure: Freehold. East Riding of Yorkshire Council Band: F



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THE ACCOMMODATION COMPRISES**ENTRANCE PORCH**

Front entrance door, tiled floor, radiator, double doors to Entrance Hall.

ENTRANCE HALL

Wooden flooring, exposed beams, staircase to first floor, cupboard under, radiator.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, wooden flooring, radiator.

SITTING ROOM

5.98m x 3.62m (19'7" x 11'10")

Brick inglenook fireplace, wooden mantle, exposed beams, T.V. aerial point, telephone point, two radiators, PVC french doors to garden.

DAY ROOM

3.45m x 4.98m (11'3" x 16'4")

T.V. aerial point, exposed beams, two radiators.

OPEN PLAN KITCHEN

5.50m x 5.73m (18'0" x 18'9")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl ceramic sink unit, free standing Rangemaster, extractor hood over, integrated fridge/freezer, integrated dishwasher, exposed beams, recessed ceiling lights, tiled floor, part tiled walls, PVC french doors to garden, radiator.

UTILITY

Fitted base units comprising single drain stainless steel sink unit, plumbing for automatic washing machine, part tiled walls, tiled floor, PVC rear entrance door, radiator, extractor, door to garage.

FIRST FLOOR ACCOMMODATION**LANDING**

Two radiators.

BEDROOM ONE

5.38m x 4.88m (17'7" x 16'0")

T.V. aerial point, telephone point, exposed beams, two radiators.

EN SUITE

Four piece suite comprising pannelled bath, mixer tap shower attachment, walk in shower cubicle, low flush

W.C., wash hand basin set in vanity unit, part tiled walls, recessed ceiling lights, radiator, extractor.

BEDROOM TWO

6.01m x 3.66m (19'8" x 12'0")

T.V. aerial point, exposed beams, two radiators.

EN SUITE

Three piece suite comprising step in shower cubicle, pedestal wash hand basin, low flush W.C., part tiled walls, exposed beams, radiator, extractor, airing cupboard housing hot water cylinder, velux window.

BEDROOM THREE

4.22m x 2.98m (13'10" x 9'9")

Access to loft space (part boarded), light, telephone point, radiator.

BEDROOM FOUR

3.03m x 2.63m (9'11" x 8'7")

T.V. aerial point, telephone point, radiator.

BEDROOM FIVE

3.03m x 2.14m (9'11" x 7'0")

Radiator.

OUTSIDE

Outside, the property enjoys a private rear garden with a paved seating area, lawns to three sides, fenced boundaries and side gated access. To the front, there is a neat lawn with established shrubs and a block-paved driveway leading to the garage.

GARAGE

5.36m x 4.93m (17'7" x 16'2")

Electric roller door, power and light, wall mounted gas fired central heating boiler.

ADDITIONAL INFORMATION**SERVICES**

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

