



13, Chapelfields,  
Holme-On-Spalding-Moor, YO43 4DH  
£240,000



**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](mailto: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.



60 - 64 Market Place, Market Weighton, York,  
YO43 3AL  
01430 874000  
[mw@clubleys.com](mailto:mw@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		46	
(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.

Detached two-bedroom bungalow in a sought-after location, featuring a full-width conservatory, modern fitted kitchen, private garden, garage and home office. \*\* VIDEO TOUR AVAILABLE \*\*

Situated in a sought-after location, this delightful two-bedroom detached bungalow with a garage and office offers bright and well-presented accommodation. The current owners have added a superb conservatory spanning the width of the bungalow, a favourite feature, along with a useful office to the rear of the garage and a recently fitted kitchen with ample work surfaces, storage, and a fitted cupboard/pantry. The property also includes an inner hallway, a sitting room with a gas fire and fireplace, two double bedrooms (both with access to the conservatory), and a bathroom. Outside, the rear garden enjoys a pleasant sense of privacy and is mainly laid to lawn with hedge and fence boundaries, while the front garden features a lawn with hedge borders and a side driveway leading to the garage.

Tenure: Freehold. East Riding of Yorkshire Council BAND: C.



[www.clubleys.com](http://www.clubleys.com)



**THE ACCOMMODATION COMPRISES****KITCHEN**

4.11m x 3.05m (13'5" x 10'0")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl sink unit, plumbing for automatic washer, extractor hood, laminate flooring, recessed ceiling lights, vertical radiator, cupboard housing wall mounted gas fired central heating boiler.

**INNER HALL**

Access to loft space with ladder, light and partially boarded.

**SITTING ROOM**

5.16m x 3.32m (16'11" x 10'10")

Coal effect gas fire set in a marble effect inset and hearth, ceiling coving, radiator, fitted cupboard.

**BEDROOM 1**

3.65m x 3.32m (11'11" x 10'10")

Vertical radiator, fitted wardrobes to one wall, ceiling coving, PVC patio doors leading to the garden.

**BEDROOM 2**

2.62m x 3.05m (8'7" x 10'0")

Radiator, ceiling coving, PVC patio doors leading to the conservatory.

**CONSERVATORY**

2.91m x 5.47m (9'6" x 17'11")

Radiator, laminate flooring, PVC windows and French doors leading to the garden, and a PVC side entrance door.

**BATHROOM**

Three piece white suite comprising panelled bath with shower over, low flush WC, fully tiled walls, two chrome heated towel rails.

**OUTSIDE**

Outside, the rear garden enjoys a pleasant sense of privacy and is mainly laid to lawn with hedge and fence boundaries, while the front garden features a lawn with hedge borders and a side driveway leading to the garage.

**GARAGE**

5.67m x 2.76m (18'7" x 9'0")

Up and over door, side personnel door, power and light.

**OFFICE**

4.12m x 2.76m (13'6" x 9'0")

Fitted work surface's with cupboards and drawers under.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.

