**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

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

**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.

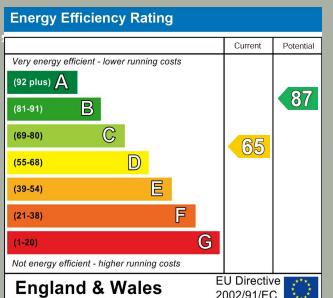
**MORTGAGES**

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.

**CLUBLEYS**



Viewing is highly recommended to appreciate this spacious, extended, detached bungalow on an enviable plot in one of the most sought after areas in Holme on Spalding Moor. The kitchen leads through to the dining living area and through to bedroom one which boasts a dressing area and en suite. The inner hallway leads to two further bedrooms and the family bathroom. To the rear of the property is a spectacular sitting room perfect for entertaining with floor to ceiling windows, underfloor heating and a log burner. The well manicured gardens wrap around the property providing an abundance of green outside space with a double garage and extensive driveway providing ample parking.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D.

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**OnTheMarket**™

**LOCATION**

Holme on Spalding Moor has a growing selection of facilities including several shops and public houses together with a Bank, Post Office, Doctor's Surgery and Pharmacy, a primary school and nursery, and is ideally located for access into Hull, York & Selby, as well as onto the M62 motorway network. The premier Yorkshire equestrian centre of Port Royal is only a short distance away.

**THE ACCOMMODATION**

Please note the photographs are from a previous marketing campaign.

**DINING ROOM / LIVING AREA**

4.15M x 5.69M (13'7" x 18'8")

PVC front entrance door, laminate flooring, ceiling coving, radiator.

**KITCHEN**

3.17M x 4.81M (10'5" x 15'9")

Fitted with range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit, TV aerial point, electric oven and hob with extractor hood over, integrated dish washer, plumbing for automatic washing machine, part tiled walls, wall mounted gas fired central heating boiler, radiator, rear entrance door, telephone point.

**BEDROOM ONE**

3.66M x 3.36M (12'0" x 11'0")

Radiator, ceiling coving, fitted wardrobes with overhead storage.

**DRESSING ROOM**

Rail, shelving, ceiling coving.

**EN SUITE**

Three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin set in vanity unit, part tiled walls, radiator, ceiling coving, recessed ceiling lights, extractor fan.

**INNER HALLWAY**

Laminate flooring, access to roof space with ladder and light, fitted cupboard.

**BEDROOM TWO**

3.28M x 3.54M (10'9" x 11'7")

Fitted wardrobes to one wall, radiator, ceiling coving.

**BEDROOM THREE**

3.03M x 3.42M (9'11" x 11'3")

Laminate flooring, ceiling coving, radiator, patio doors.

**BATHROOM**

Four piece white suite comprising panelled bath, wash hand basin and low flush WC set in vanity unit, step in shower cubicle, fully tiled walls, radiator.

**SITTING ROOM**

7.42M x 4.50M (24'4" x 14'9")

Laminate flooring, under floor heating, exposed brick, PVC french doors to garden, air conditioning unit, log burner, TV aerial point, telephone point.

**OUTSIDE**

Please note the external photographs of the property were taken some time ago.

**GARAGE**

Two up and over electric doors, power and light, storage above.

**ADDITIONAL INFORMATION**

The solar panels on the property are owned.

**SERVICES**

Mains gas, water, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.

