

3, Chapel Garth,
Holme-On-Spalding-Moor, YO43 4EG
£395,000



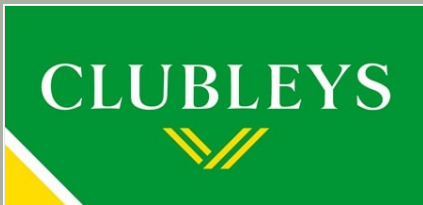
ABOUT THE PROPERTY

A superbly versatile four-bedroom detached family home with three reception rooms, a double garage and driveway parking, tucked towards the edge of this popular Holme-on-Spalding-Moor development. Ideal for families needing room to spread out or work from home, the house combines four generous double bedrooms with a smart upgraded en-suite, stylish family bathroom and an enclosed, private rear garden. The accommodation includes a welcoming sitting room with feature log burner, a separate snug and dedicated study, alongside a well-equipped kitchen/dining room with French doors opening onto the garden and a useful utility room. Upstairs, the main bedroom benefits from a beautifully refitted en-suite, while the remaining three bedrooms are all comfortable doubles, with a contemporary four-piece family bathroom featuring a separate bath and shower. Outside, a resin driveway provides ample parking and leads to the double garage, while the low-maintenance rear garden offers a paved seating area, artificial lawn and established planting for a good degree of privacy. Further benefits include an EV charging point and gigabit broadband availability.

Tenure Freehold, East Riding of Yorkshire Council Band F.







Tenure: Freehold
East Riding of Yorkshire Council
Band: F

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, wood flooring, ceiling coving, radiator. Stairs leading to first floor accommodation.

WC

Two piece white suite comprising low flush WC, wash hand basin set in vanity unit with chrome mixer tap and tiled splashback. Radiator, extractor fan, wood flooring.

SITTING ROOM

5.72m x 3.86m (18'9" x 12'7")

Feature gas log burner stove set in granite hearth and wooden mantle. Bay window, ceiling coving, television and telephone point, radiator.

STUDY

1.85m x 3.45m (6'0" x 11'3")

Radiator, ceiling coving, television point.

KITCHEN AND DINING AREA

3.24m max x 6.55m (10'7" max x 21'5")

Fitted with range of wall and base units comprising granite work surfaces, inset one and a half stainless steel sink unit with chrome mixer tap. Five ring gas hob with extractor hood over and glass splashback, eye level electric oven. Plumber for dishwasher, integrated wine cooler, wood flooring, recessed ceiling lights, french doors leading to rear garden.

UTILITY ROOM

Fitted with base units comprising granite work surfaces, Belfast sink unit with chrome mixer tap. Plumbing for automatic washer, wood flooring, radiator, extractor fan. Access to roof space, door leading to garage, rear entrance door to rear garden.

SNUG

3.24m x 2.95m (10'7" x 9'8")

Radiator, ceiling coving.

FIRST FLOOR ACCOMMODATION

LANDING

Access to to loft space, radiator, ceiling coving.

BEDROOM ONE

4.95m x 3.87m (16'2" x 12'8")

Television point, telephone point, radiator.

ENSUITE SHOWER ROOM

Three piece white suite comprising wall hung low flush WC, wall hung wash hand basin with chrome mixer tap, large step in shower cubicle with rainfall shower head. Partially tiled walls, tiled flooring, chrome ladder style towel radiator, recessed ceiling lights, extractor fan.

BEDROOM TWO

5.26m x 2.94m max (17'3" x 9'7" max)

Radiator.

BEDROOM THREE

4.96m x 2.97m (16'3" x 9'8")

Radiator.

BEDROOM FOUR

3.24m x 2.87m (10'7" x 9'4")

Radiator.

BATHROOM

Four piece white suite comprising wall hung WC, wall hung wash hand basin with chrome mixer tap, freestanding oval bath with chrome mixer taps, large step in shower cubicle, with rainfall attachment. Recessed ceiling lights, partially tiled walls, tiled flooring, extractor fan.

OUTSIDE

Externally, the property offers excellent curb appeal with a neat front garden, hedge boundary, and a tidy resin driveway providing off-road parking and access to the double garage, and an Octopus EV charger. To the rear, the low-maintenance garden features a paved seating area leading onto an artificial lawn, bordered by established shrubs and trees, offering a private and pleasant outdoor space.

GARAGE

5.09m x 5.19m (16'8" x 17'0")

Electric up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains gas, electric, drainage and water.

APPLIANCES

No appliances have been tested by the Agent.





This plan is for illustrative purposes only.
Plan produced using PlanUp.

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.

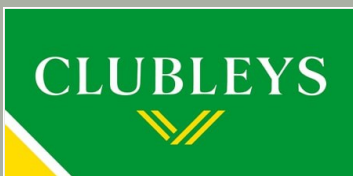
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeifield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeifieldsolutions.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. Holmeifield 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.

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.



60 - 64 Market Place, Market
Weighton, York, YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(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.