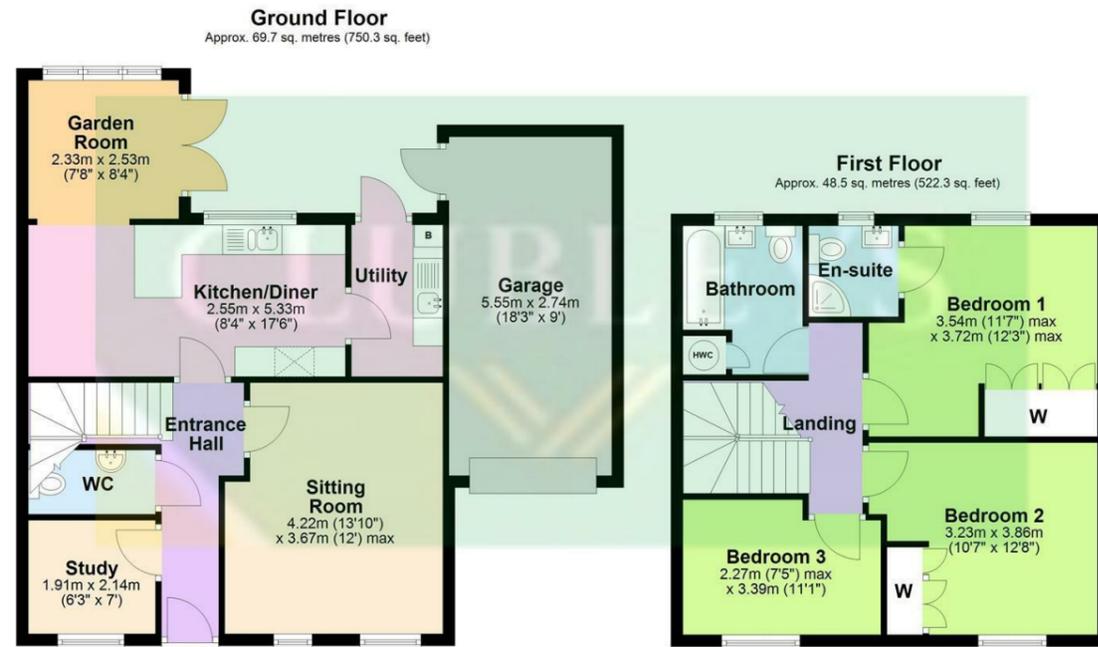




6, Baileywood Close,
Holme-On-Spalding-Moor, YO43 4BF
£299,000



Total area: approx. 118.2 sq. metres (1272.6 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

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

This extended three-bedroom detached family home is a true gem, beautifully presented both inside and out. The open-plan kitchen diner and stunning garden room, with full-length windows and Velux skylights, create a light-filled space that overlooks peaceful fields at the rear. A utility room adds practical convenience, and the living areas offer versatility with a sitting room and office at the front. Upstairs, the three beautifully decorated bedrooms, including a main with en-suite, continue the home's elegant style. The south-west facing rear garden features various seating areas, perfect for enjoying the views and all-day sunshine. A block-paved driveway leads to the garage, offering ample parking. Set in a peaceful cul-de-sac, this home is truly special, don't miss your chance to view it today!

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



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THE ACCOMODATION COMPRISES**ENTRANCE HALL**

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

WC

Two piece white suite comprising pedestal wash hand basin with tiled splashback, low flush WC. Tiled flooring, radiator, extractor fan.

SITTING ROOM

4.22m x 3.67m max (13'10" x 12'0" max)
Wall mounted stone effect electric fire, television point, radiator, ceiling coving.

STUDY

1.91m x 2.14m (6'3" x 7'0")
Wood flooring, radiator, ceiling coving.

KITCHEN

2.55m x 5.33m (8'4" x 17'5")
Fitted with a range of wall and base units comprising work surfaces, one and a half bowl ceramic sink unit with cold water filter tap. Integrated fridge, integrated dishwasher, range master with extractor hood over. Partially tiled walls, radiator, ceiling coving, recessed ceiling lights. Opening to garden room.

GARDEN ROOM

2.33m x 2.53m (7'7" x 8'3")
Wood flooring, floor to ceiling windows, French door leading to garden. Two Velux windows, recessed ceiling lights, vertical radiator.

UTILITY ROOM

Fitted with base units comprising work surfaces, single drainer sink unit. Plumbing for automatic washer, space for fridge freezer, wall mounted gas fired central heating boiler. Tiled flooring, partially tiled walls, radiator, rear entrance door.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space, radiator, ceiling coving.

BEDROOM ONE

3.54m x 3.72m max (11'7" x 12'2" max)
Radiator, ceiling coving, fitted wardrobes to one wall, television point.

ENSUITE

Three piece white suite comprising step in shower cubicle, low flush WC and wash hand basin set in vanity unit. Chrome heated towel radiator, fully tiled walls, tiled flooring, extractor fan.

BEDROOM TWO

3.23m x 3.86m (10'7" x 12'7")
Fitted wardrobes to one wall, radiator, ceiling coving, television point.

BEDROOM THREE

2.27m x 3.39m (7'5" x 11'1")
Radiator, ceiling coving.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, wash hand basin set in vanity unit and low flush WC. Chrome towel radiator, tiled flooring, fully tiled walls, extractor fan. Fitted cupboard housing hot water cylinder.

OUTSIDE

Outside, the rear garden features various seating areas, perfect for enjoying everything from morning coffee to evening wine, along with a lawned area and a variety of flowers. The garden is bordered by fences and offers stunning views over the open fields. Additionally, there's access to the rear of the garage, with a tidy lawn and a block-paved driveway to the side, leading to the garage and ensuring convenience and ample parking.

GARAGE

5.55m x 2.74m (18'2" x 8'11")
Electric up and over door, power and light.

ADDITIONAL INFORMATION

A management company composed of one representative from each household serves on the management committee. The property's drainage system operates using a Klargestor system.

SERVICES

Mains electric, gas and water. Drainage by private treatment works £400 per annum to the management company.

APPLIANCES

No appliances have been tested by the Agent.

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.

