



30, Chapel Fields,
Holme On Spalding Moor, YO43 4DH
£315,000



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

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.



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
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

Introducing a true gem of a home in a highly sought-after location., this immaculately presented three bedroom detached bungalow offers a lifestyle of comfort and convenience. Greeted by a spacious entrance hall with ample storage cupboards for coats and shoes, ensuring a clutter free living space. Boasting three generously sized bedrooms, with two featuring fitted wardrobes and matching drawers for your storage needs. The spacious four-piece bathroom is the perfect retreat for relaxation. Entertaining guests is a breeze, thanks to the open layout. The dining room seamlessly connects to the light and airy sitting room. French doors from the sitting room lead to the conservatory, where you can enjoy the garden year round. The modern fitted gloss kitchen has ample storage and space for a breakfast table. Conveniently it provides access to the utility/WC and garage, which, with its up and over door at the front and rear, allows for easy vehicle access to the additional garage. This extra space is a valuable bonus for those with hobbies or storage needs. The front garden is elegantly landscaped with slate chipping and features a block paved driveway to the side. In the rear garden, you'll find a meticulously manicured lawn, a block-paved seating area perfect for outdoor gatherings, a vegetable patch for the green thumb, a garden shed for your tools, and beautifully maintained hedging that adds to the overall charm. This property comes with the added benefit of no onward chain. Tenure: Freehold. East Riding of Yorkshire Council Band: D.



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC side entrance door. Radiator, laminate flooring, two fitted cupboards.

DINING ROOM

3.08m x 3.08m (10'1" x 10'1")

Laminate flooring, ceiling coving, radiators.

SITTING ROOM

6.08m x 3.71m (19'11" x 12'2")

Modern fire with Portuguese limestone surround and hearth. Television points, two radiators, ceiling coving, wall light points.

CONSERVATORY

3.58m x 3.40m (11'8" x 11'1")

PVC windows to three sides with brick dwarf wall below. Polycarbonate roof, television points, wood flooring. French doors leading to rear garden.

KITCHEN

3.91m x 3.08m (12'9" x 10'1")

Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit. Ceramic hob, electric oven with extractor hood over, plumbing for dishwasher. Radiator, partially tiled walls, ceiling coving, PVC rear entrance door leading to garage.

CLOAKROOM/ UTILITY ROOM

Two piece white suite comprising low flush WC and wash hand basin. Plumbing for automatic washing machine, wall mounted gas fired central heating boiler.

BEDROOM ONE

4.18m x 2.94m (13'8" x 9'7")

Fitted wardrobes with matching bedside drawers, radiator, ceiling coving.

BEDROOM TWO

3.03m x 3.23m (9'11" x 10'7")

Fitted wardrobe to one wall with matching drawers. Radiator, ceiling coving.

BEDROOM THREE

2.34m x 2.84m (7'8" x 9'3")

Radiator, laminate flooring, ceiling coving.

BATHROOM

Four piece white suite comprising panelled bath, step

in shower cubicle, pedestal wash hand basin and low flush WC. Radiator, fully tiled walls, heated chrome towel rail, ceiling coving.

OUTSIDE

The front garden is elegantly landscaped with slate chipping and features a block paved driveway to the side. In the rear garden, you'll find a meticulously manicured lawn, a block-paved seating area perfect for outdoor gatherings, a vegetable patch for the green thumb, a garden shed for your tools, and beautifully maintained hedging that adds to the overall charm.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

