

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



ABOUT THE PROPERTY

This impressive detached home offers spacious, versatile living with four generous double bedrooms, including a beautifully upgraded en-suite to the main bedroom, complemented by a stylish family bathroom featuring both a bath and separate shower. The ground floor provides an excellent range of living space, with three well-proportioned reception rooms comprising a comfortable sitting room, a cosy snug, and a dedicated study, ideal for modern family life and working from home. The well-fitted kitchen is both practical and inviting, with French doors opening onto the rear garden and access to a convenient utility room, which in turn leads outside and into the double garage. The property further benefits from Gigabit broadband connectivity, ensuring fast and reliable internet, as well as an EV charging point installed by Octopus, located at the side of the house. Externally, the property continues to impress with a low-maintenance rear garden, featuring a paved seating area, artificial lawn, and established shrubs and trees that offer a good degree of privacy. Positioned on the edge of a desirable development, the home also boasts excellent curb appeal, with a neat front lawn, hedge boundary, and a tidy resin driveway leading to the double garage.

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.

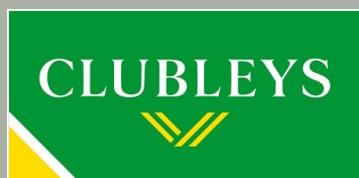
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (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.

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.