

CLUBLEYS



26, Cherry Drive,  
Holme-On-Spalding-Moor, YO43 4HT  
£210,000



## ABOUT THE PROPERTY

This impressive and extended three-bedroom semi-detached home offers exceptional space, featuring a welcoming entrance hall, a spacious sitting room with a charming multifuel stove, a second reception area currently used as a snug and study, and a bright, south-facing dining room - all perfect for family life. The well-appointed kitchen completes the ground floor, while upstairs boasts three bedrooms, a family bathroom, and a staircase leading to a decorated loft space with a Velux window, ideal for a home office, hobby area, or children's playroom. Outside, the private, south-facing rear garden is the perfect sun-trap, ideal for relaxing, and the tarmac driveway provides off-road parking for three vehicles. With so much to offer, this spacious family home won't be around for long; book your viewing today!

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





**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

Front entrance door, radiator, stairs leading to first floor.

**SITTING ROOM**

4.76m x 3.57m max (15'7" x 11'8" max)

Multifuel stove set on a slate hearth with brick surround, ceiling coving, radiator.

**KITCHEN**

6.38m x 2.44m (20'11" x 8'0")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, eye level double oven, gas hob with extractor hood over, radiator, plumbing for automatic washer, tiled floor, PVC front and rear entrance doors.

**SNUG/STUDY AREA**

3.24m x 4.54m (10'7" x 14'10")

Laminate flooring, ceiling coving, radiator, under stairs cupboard, double doors leading to the dining room.

**DINING ROOM**

2.66m x 4.54m (8'8" x 14'10")

Laminate flooring, radiator, PVC French door leading to the garden and sliding doors to the kitchen.

**FIRST FLOOR ACCOMMODATION****LANDING**

Fitted cupboard housing wall mounted gas fired central heating boiler, electric heated towel rail, staircase leading to the decorated loft space.

**BEDROOM 1**

4.09m x 2.63m (13'5" x 8'7")

Double bedroom with radiator, fitted wardrobes and overhead storage.

**BEDROOM 2**

3.91m x 2.63m (12'9" x 8'7")

Double bedroom with radiator.

**BEDROOM 3**

2.39m x 1.83m (7'10" x 6'0")

Single bedroom with radiator.

**BATHROOM**

Three piece white suite comprising P shape bath with shower over and shower screen, low flush WC, pedestal wash hand basin, fully tiled walls, tiled floor, chrome heated towel rail.

**DECORATED LOFT SPACE**

3.99m x 4.48m (13'1" x 14'8")

Velux window, Eaves storage space, recessed ceiling lights.

**OUTSIDE**

Outside, the south-facing rear garden is mainly lawned with patio area and fenced boundaries, offering privacy, while the tarmac driveway at the front provides ample parking for several cars.

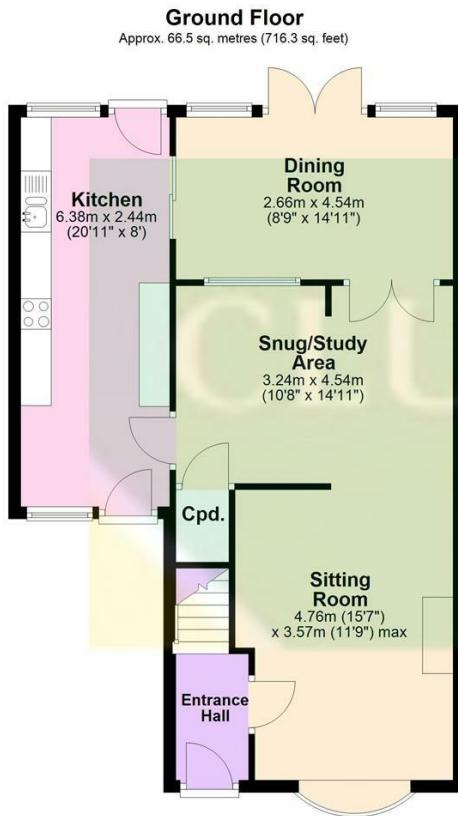
**ADDITIONAL INFORMATION****SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.





Total area: approx. 121.9 sq. metres (1311.8 sq. feet)

#### 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](mailto: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.



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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 |   |                         |           |
| <b>England &amp; Wales</b>                  |   | 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.