



A wonderful detached bungalow standing on a generous plot with beautiful mature gardens to the front and rear. The property is impressive both inside and out, internally the accommodation is spacious having a light and airy sitting room, a well fitted kitchen diner, entrance hall with cloaks cupboard, three bedrooms, bathroom and en-suite shower room. The conservatory provides a peaceful sitting area, a space to unwind and relax and enjoy views over the garden. There is a driveway to the front of the property providing parking for numerous vehicles and access to the garage.



Holme On Spalding Moor is a popular village having an excellent community spirit and activities available to suit all ages. The village has selection of facilities including several shops and public houses together with a Post Office, Doctor's Surgery and Pharmacy, a primary school and nursery. And is ideally located for access into Hull, York & Selby, as well as onto the M62 motorway network.

THE ACCOMMODATION COMPRISSES

ENTRANCE HALL

PVC front entrance door, ceiling coving, radiator, telephone point, shelved cupboard.

SITTING ROOM

16'11" x 13'8"

TV aerial point, two radiators, ceiling coving, marble effect inset and hearth with wood surround.

INNER HALL

Fitted cupboard housing wall mounted gas fired central heating boiler, access to loft space, radiator, telephone point.

KITCHEN DINER

17'0" x 10'6" max

Fitted with a range of wall and base units comprising work surfaces, electric oven with gas hob and extractor hood over, 1.5 bowl stainless steel sink unit, integrated dishwasher, integrated washer, radiator, ceiling coving, part tiled walls, rear entrance door.

BEDROOM 1

13'0" x 9'8"

Fitted wardrobe to one wall, radiator, ceiling coving.

BEDROOM 2

10'0" x 10'8"

Radiator, ceiling coving, fitted wardrobe to one wall with access to the en-suite.

EN-SUITE

Three piece white suite comprising walk in shower cubicle, pedestal wash hand basin, low flush WC, part tiled walls, extractor fan.

BEDROOM 3

8'0" x 9'4"

Radiator, ceiling coving, PVC French doors leading to the conservatory.

BATHROOM

Three piece light coloured suite comprising panelled bath with mixer taps, pedestal wash hand basin, low flush WC, part tiled walls, radiator.

CONSERVATORY

7'9" x 8'10"

PVC windows to three sides with brick dwarf wall below, polycarbonate roof, PVC door leading to the garden.

REAR LOBBY

PVC rear entrance door leading to the garden, personnel door leading to the garage.

STUDY AREA

Former cloakroom currently used as a study area.

OUTSIDE

To the front of the property the garden is gravelled with well manicured shrub and hedge borders a driveway provides ample parking and access to the double garage. At the rear, a paved patio area to the side and lawned garden with garden summer house, mature shrub beds and hedge and fence borders.

GARAGE

17'1" x 16'6"

Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

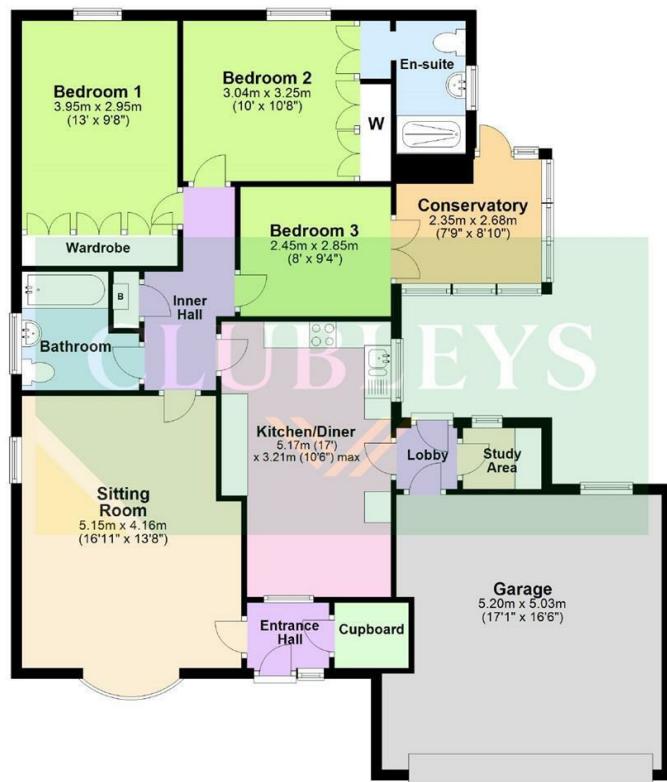
No appliances have been tested by the agent.

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Ground Floor



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

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	

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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.