

Ground Floor

Approx. 36.3 sq. metres (391.0 sq. feet)



First Floor

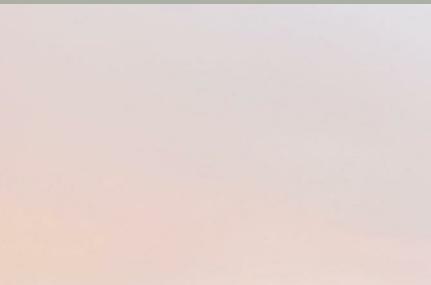
Approx. 36.0 sq. metres (387.1 sq. feet)



Total area: approx. 72.3 sq. metres (778.0 sq. feet)

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

CLUBLEYS

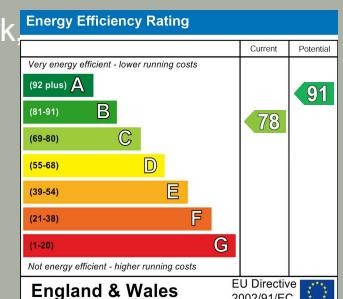


Positioned in a delightful cul de sac location on the outskirts of Holme on Spalding Moor, this three bedroom semi detached house is a credit to its current owners being beautifully kept throughout. The entrance hall leads through to the good sized sitting room featuring a modern media wall adorned with quartz sills. The inner hallway accesses the downstairs WC, and onto the bright and airy dining room and kitchen, overlooking the tranquil rear garden. Upstairs discover three well appointed bedrooms and a bathroom. The south-facing rear garden, predominantly laid to lawn and bordered by wooden sleeper boundaries, extends to a paved patio, providing a peaceful outdoor oasis. To the front, a manicured lawn and a gravel driveway leading to the detached single garage complete the picture of a home that effortlessly combines modern living with a peaceful setting.

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

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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.



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC Front entrance door. Tiled flooring, radiator, ceiling coving. Stairs leading to first floor.

SITTING ROOM

4.34m x 3.85m max (14'2" x 12'7" max)
 Feature media wall with quartz shelving. Television point, telephone point, radiator, ceiling coving, inset ceiling lights.

KITCHEN

2.90m x 2.24m (9'6" x 7'4")
 Fitted with a range of high gloss cream wall and base units comprising granite worksurfaces, ceramic sink unit, Neff electric oven, four ring induction hob with stainless steel extractor fan over, integrated fridge freezer, plumbing for automatic washing machine, plumbing for dishwasher. Cupboard housing gas fired central heating boiler, partially tiled walls, ceiling coving, inset ceiling lights.

DINING ROOM

2.30m x 2.61m (7'6" x 8'6")
 French doors leading to rear garden, vertical panelled radiator, inset ceiling lights.

WC

Two piece white suite comprising low flush WC, wash hand basin set in granite worktop vanity unit. Extractor fan, inset ceiling lights, tiled flooring, underfloor heating.

FIRST FLOOR ACCOMMODATION

LANDING

Access to roof space, storage cupboard, ceiling coving, inset ceiling lights.

BEDROOM ONE

3.29m x 2.83m (10'9" x 9'3")
 Fitted cream bedroom furniture including wardrobe to one wall. Radiator, ceiling coving.

BEDROOM TWO

3.42m x 2.73m (11'2" x 8'11")
 Ceiling coving, radiator.

BEDROOM THREE

2.27m x 2.19m (7'5" x 7'2")
 Ceiling coving, radiator, fitted cupboard.

BATHROOM

Three piece white suite comprising P shaped bath with shower over and shower screen, pedestal wash hand basin, low flush WC. Fully tiled walls, tiled flooring with underfloor heating, white ladder towel radiator.

OUTSIDE

The south-facing rear garden, predominantly laid to lawn and bordered by wooden sleeper boundaries, extends to a paved patio, providing a peaceful outdoor oasis. To the front, a manicured lawn and a gravel driveway leading to the detached single garage.

GARAGE

Electric up and over door, power and light.

ADDITIONAL INFORMATION

Management company made up of one member per household acting as part of the management committee.

Please note this property is owned by an employee of Clubleys.

SERVICES

Mains electric, gas and water. Drainage by private treatment works £500 per annum to the management company.

APPLIANCES

No appliances have been tested by the Agent.

