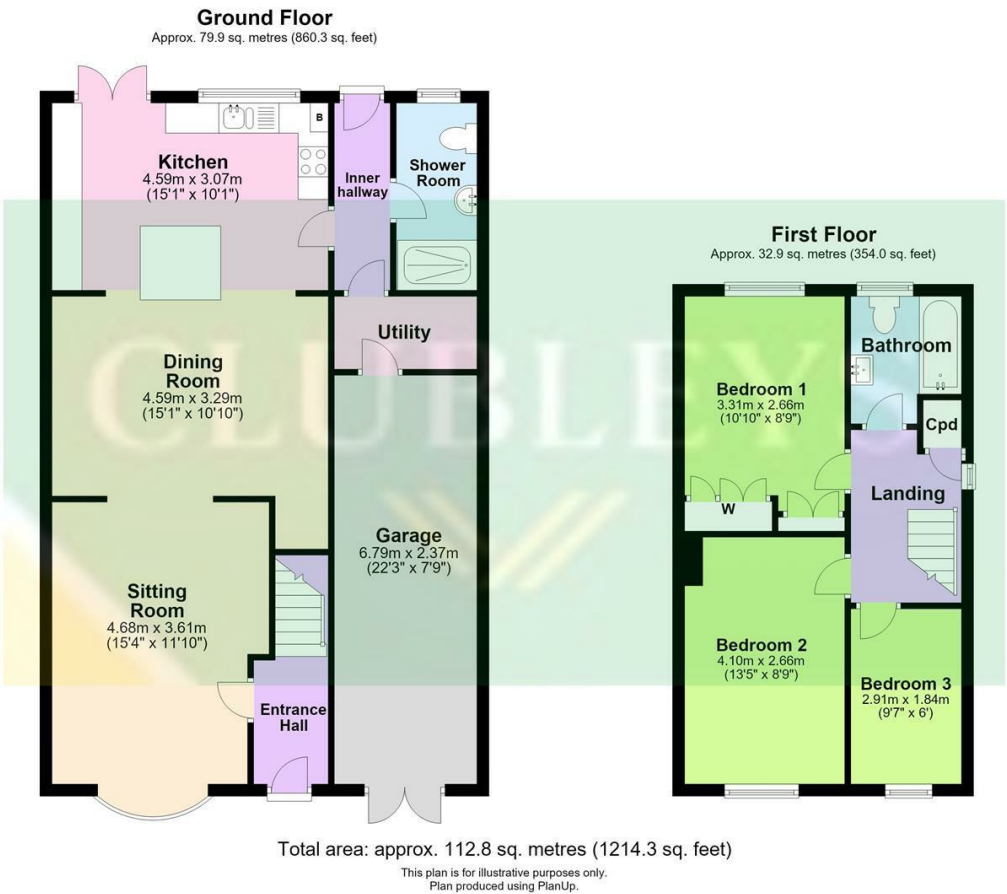


37, Cherry Drive,
Holme-On-Spalding-Moor, YO43 4HT
£225,000



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.

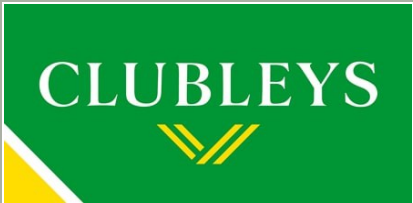
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

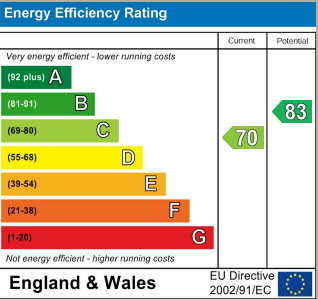
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. 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.



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



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.

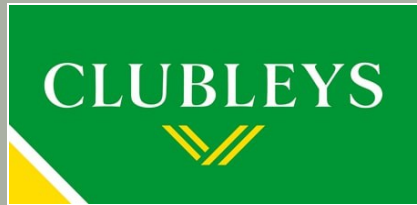
Centred around a standout open-plan kitchen, dining and living space, this extended three-bedroom home has been designed for relaxed everyday living and easy entertaining. The ground floor flows from a welcoming entrance hall into a spacious sitting room, opening naturally into the dining area and impressive kitchen beyond. Light, airy and beautifully practical, the kitchen features integrated appliances, a generous island and French doors connecting directly with the rear garden. A separate utility room, downstairs shower room and internal access to the large garage add valuable everyday functionality. Upstairs are three bedrooms and a family bathroom, with scope to personalise and make your own. Outside, the enclosed rear garden is predominantly paved for easy maintenance, while a private driveway to the front provides off-street parking and leads to the garage.

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



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Tenure: Freehold
East Riding of Yorkshire Council
Band: B

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THE ACCOMODAITON COMPRISES

ENTRANCE HALL

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

SITTING ROOM

Bay window, telephone point, laminate flooring.

KITCHEN / DINING ROOM

Fitted with a range of wall and base units comprising of work surfaces, 1.5 black sink unit, electric hob, glass backslash, eye level electric double oven, integrated dishwasher, integrated fridge freezer, cupboard housing wall mounted gas fired central heating boiler, island, recess ceiling lights, laminate, radiator, double doors to garden.

REAR ENTRANCE

Rear entrance door, radiator, tiled flooring, ceiling coving.

UTILITY

Fitted with wall units, plumbed for automatic washing machine, tiled floor, door leading to the garage.

FIRST FLOOR ACCOMODATION

LANDING

Access to loft space, fitted cupboard.

BEDROOM ONE

Fitted wardrobe along one wall, tv point, ceiling coving, radiator.

BEDROOM TWO

Radiator

BEDROOM THREE

Radiator

BATHROOM

Three piece white suite, low flush WC, wash hand basin sat in vanity unit, panelled bath, shower attachment, tiled walls, radiator.

GARAGE

Double doors, power and light.

OUTSIDE

Outside, the enclosed rear garden is predominantly paved for easy maintenance, while a private driveway to the front provides off-street parking and leads to the garage.

ADDITIONAL INFORMATION

SERVICES

Mains electric, gas, water and drainage.

APPLIANCES

No appliances have been tested by the agent.

