



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

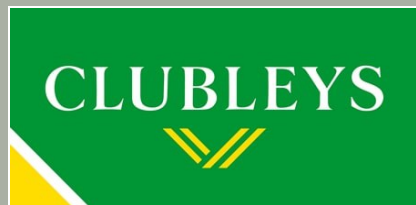
FREE VALUATIONS FOR SALE

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		92
(81-91) B	84	
(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

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.



12, The Pastures,
Holme-On-Spalding-Moor, YO43 4FL
Offers Over £400,000



OFFERING NO ONWARD CHAIN!

Tucked away in an enviably stylish development, this stunning four bedroom detached house will not fail to impress. The bright and airy entrance hall boasts large windows flooding light into the room whilst maintaining a private feel with high quality privacy glass. The kitchen come day room is the heart of the home and the perfect space for entertaining. With sleek well designed units and integral appliances, the kitchen meets the dreams of many. The bi fold doors opening out onto the garden add the final touch of sophistication to this luxurious space. Running alongside is the generous sitting room with grand windows bringing light in and views over the rear garden. A separate study provides the perfect space to work from home.

Completing the ground floor is a WC and utility room. A personal door leads to the double garage.

Upstairs the landing leads to four generous bedrooms. Three of them boast exquisite fitted wardrobes. The master suite will be the envy of many with an elegant balcony overlooking the garden to watch the sun go down, and its own en suite shower room. There is also an en suite to bedroom two. A gleaming family bathroom with four piece suite perfects the top floor.

Outside the generous rear garden is enclosed and is mostly laid to lawn. Providing the perfect space to relax and enjoy the outdoors is a neat pergola with seating and a patio area. There is off road parking to the front of the property for 2 cars. Tenure: Freehold. Council: East Riding of Yorkshire Council band F.

rightmove

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ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs to first floor, luxury vinyl tile flooring, radiator, intruder alarm keypad.

KITCHEN/DAY ROOM

7.61m x 4.67m (24'11" x 15'3")
Fitted wall and base units, composite work surfaces, four ring electric induction hob, cooker hood over, integrated dishwasher, integrated fridge/freezer, eye level double oven and combination microwave, single bowl sink unit and drainer, t.v. aerial point, two radiators, luxury vinyl tile flooring, recessed ceiling lights, bi-fold doors and blinds,

CLOAKROOM

Two piece white suite comprising low flush W.C., wash hand basin and tiled splashback, radiator, luxury vinyl tile flooring.

UTILITY ROOM

Work surfaces, space for automatic washing machine and tumble dryer, door to rear garden, luxury vinyl tile flooring, radiator, intruder alarm keypad.

SITTING ROOM

5.99m x 4.03m (19'7" x 13'2")
T.V. aerial point, telephone point, two radiators, network and satellite points.

STUDY

2.61m x 2.65m (8'6" x 8'8")
Radiator.

FIRST FLOOR LANDING

Cupboard housing hot water cylinder, access to loft space, radiator.

BEDROOM ONE

2.74m x 4.28m (8'11" x 14'0")
Door to balcony, fitted wardrobes, T.V. aerial point, radiator.

EN SUITE

Three piece suite comprising low flush W.C., wash hand basin set in vanity unit, walk in shower and rainfall, part tiled walls, tiled floor, heated towel rail, recessed lighting.

BEDROOM TWO

3.50m x 2.99m (11'5" x 9'9")
Fitted wardrobes, T.V. aerial point, radiator.

EN SUITE

Three piece white suite comprising low flush W.C., wash hand basin, step in shower cubicle with mains fed shower and rainfall shower head, part tiled walls, tiled floor, heated towel rail, recessed lighting.

BEDROOM THREE

2.70m x 3.65m (8'10" x 11'11")
Fitted wardrobes, radiator.

BEDROOM FOUR

2.72m x 2.71m (8'11" x 8'10")
Radiator.

BATHROOM

Four piece white suite comprising low flush W.C., wash hand basin set in vanity unit, tiled bath, step in shower cubicle, fully tiled, part tiled walls, tiled floor, heated towel rail, recessed ceiling lighting.

OUTSIDE

Outside the generous rear garden is enclosed and is mostly laid to lawn. Providing the perfect space to relax and enjoy the outdoors is a neat pergola with seating and a patio area. There is an additional side patio area leading to a large garden shed/workshop with shelving, power and workbench, and an outside tap. There is off road parking to the front of the property for two cars.

GARAGE

5.23m x 5.14m (17'1" x 16'10")
Remote controlled sectional garage door, shelving and work bench, wall mounted gas fired central heating boiler, twin power point, outside tap.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

