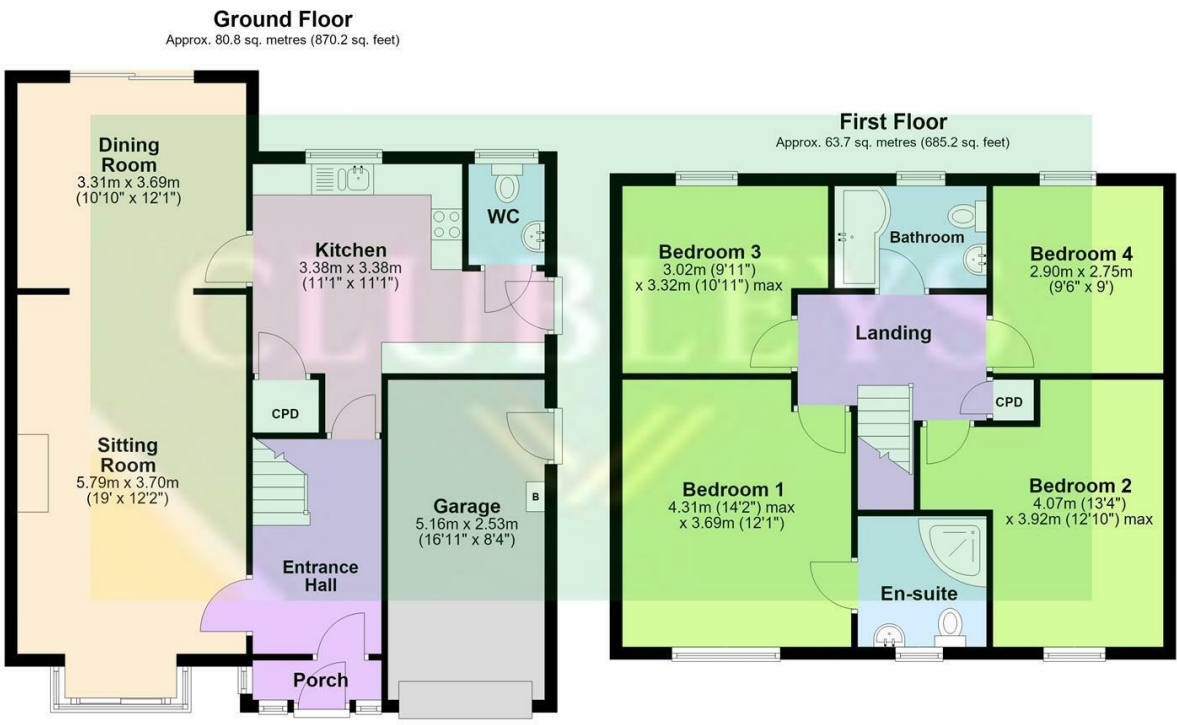


Rowan House, 23 High Street,
Holme-On-Spalding-Moor, YO43 4HL
£345,000



Total area: approx. 144.5 sq. metres (1555.4 sq. feet)

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.

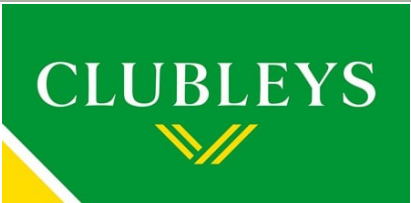
MATERIAL INFORMATION

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.

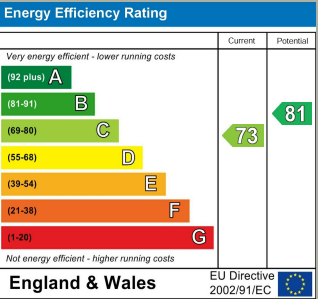
MORTGAGES

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.



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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.



Enjoying open views across fields from the rear garden, this beautifully improved four-bedroom detached home offers the space, parking and village setting that modern family buyers are looking for. The light and welcoming layout includes a generous sitting room flowing into a dining room with doors onto the garden, a newly fitted kitchen and ground-floor WC, while upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite.

Outside, the garden has been thoughtfully designed for easy enjoyment, with a broad paved terrace, lawn and bespoke shed, while the garage, generous driveway and additional gravelled parking provide excellent practical space.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Front entrance door, laminate flooring.

ENTRANCE HALL

Laminate flooring, radiator, coved ceiling, stairs to first floor.

SITTING ROOM

5.79 m x 3.70m (18'11" m x 12'1")

Bay window, laminate flooring, ceiling coving, radiator, archway to dining room.

DINING ROOM

3.31m x 3.69m (10'10" x 12'1")

Patio door leading to the garden, laminate flooring, ceiling coving, radiator.

KITCHEN

3.38m x 3.38m (11'1" x 11'1")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven with gas hob and extractor hood over, plumbing for automatic washing machine, plumbing for dish washer, partially tiled walls, ceiling coving, radiator, LED spotlights, rear entrance door, under stairs cupboard.

W.C.

Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splash back, radiator, laminate flooring, ceiling coving.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, part boarded with ladder and light, fitted cupboard.

BEDROOM ONE

4.31m max x 3.69m (14'1" max x 12'1")

Laminate flooring, radiator, coved ceiling.

EN SUITE

Three piece suite comprising low flush WC, pedestal wash hand basin, step in shower cubicle, tiled floor, partially tiled walls, chrome heated towel rail, ceiling coving, LED spotlights, extractor fan.

BEDROOM TWO

4.07m x 3.92m max (13'4" x 12'10" max)

Laminate flooring, ceiling coving, radiator.

BEDROOM THREE

3.02m x 3.32m max (9'10" x 10'10" max)

Laminate flooring, coved ceiling, radiator.

BEDROOM FOUR

2.90m x 2.75m (9'6" x 9'0")

Laminate flooring, cover ceiling, radiator.

BATHROOM

Three piece white suite comprising P shape bath with shower over and shower screen, low flush WC, wash hand basin set in vanity unit, tiled floor, chrome heated towel rail, ceiling coving, extractor fan.

GARAGE

Up and over door, power and light, wall mounted gas fired central heating boiler.

OUTSIDE

Outside has been thoughtfully improved too. A wide paved terrace leads onto the lawn, while smart paving extends down both sides of the house, with gated access and a bespoke fitted shed. To the front, a driveway leads to the garage, with the current owners having created additional parking with a gravelled area.

ADDITIONAL INFORMATION

Recent improvements include: newly fitted kitchen, updated ground-floor WC, new radiators throughout, replacement consumer unit, EV charger, extensive garden paving and additional gravelled parking.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

