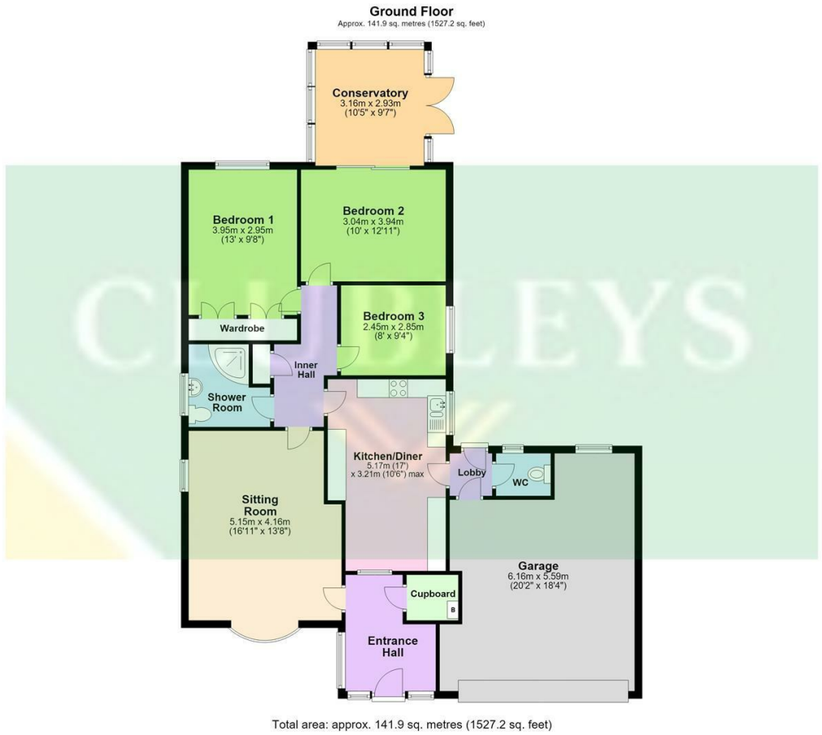

Total area: approx. 141.9 sq. metres (1527.2 sq. feet)

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.

CLUBLEYS

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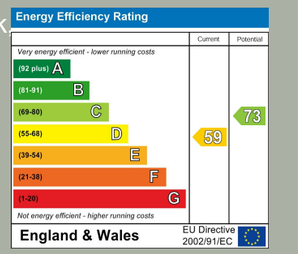

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves 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.

CLUBLEYS

24, Chapel Fields, Holme-On-Spalding-Moor, YO43 4DH
£270,000







NEW PRICE! | Detached Three-Bedroom Bungalow | Sought-After Chapel Fields | Private Gardens | Double Garage | NO CHAIN

Looking for single-storey living without compromising on space, privacy or location? This three-bedroom detached bungalow could be just what you've been waiting for. Tucked away in the ever-popular Chapel Fields, this spacious home offers fantastic potential to make it your own, with generous accommodation, beautiful mature gardens, a double garage and ample driveway parking – all within easy reach of village amenities. Inside, you'll find a spacious sitting room, a well-proportioned dining kitchen, three bedrooms and a conservatory overlooking the private rear garden. Outside, established trees, hedging and colourful planting create a wonderfully secluded setting, perfect for relaxing or enjoying time with family and friends. With a newly reduced asking price, no onward chain and plenty of scope to add your own stamp, this is an opportunity not to be missed. Early viewing is highly recommended.

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

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Tenure: Freehold
East Riding of Yorkshire Council
Band: D

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
PVC front entrance door, two radiators, fitted cupboard housing hot water cylinder.

SITTING ROOM
5.15m x 4.16m (16'10" x 13'7")
Coal effect electric fire, tiled inset and hearth with wood surround, two radiators, ceiling coving, wall light points.

INNER HALL
Access to loft space, radiator, fitted cupboard.

KITCHEN/DINER
5.17m x 3.21m max (16'11" x 10'6" max)
Fitted with a range of wall and base units incorporating work surfaces, a 1.5 bowl stainless steel sink unit, eye-level double oven, gas hob with extractor hood over, radiator, and recessed ceiling lights.

REAR LOBBY
Access to the rear garden, garage and WC.

WC
Low flush WC.

BEDROOM 1
3.95m x 2.95m (12'11" x 9'8")
Fitted wardrobe top one wall, radiator, ceiling coving.

BEDROOM 2
3.04m x 3.94m (9'11" x 12'11")
Radiator, patio doors leading to the conservatory.

BEDROOM 3
2.45m x 2.85 (8'0" x 9'4")
Fitted wardrobe to one wall, radiator.

SHOWER ROOM
A three-piece white suite comprising a low-flush WC, pedestal wash hand basin and step-in shower cubicle, complemented by tiled flooring, part-tiled walls, radiator and recessed ceiling lighting.

CONSERVATORY
3.16m x 2.93m (10'4" x 9'7")
Constructed with a brick dwarf wall and PVC windows to three sides beneath a polycarbonate roof, featuring laminate flooring and French doors opening onto the rear garden.

OUTSIDE
Outside, the private rear and side gardens are mainly laid to lawn with established hedging and shrubs creating a green, secluded setting. To the front, landscaped planting, mature trees and a low wall boundary provide attractive kerb appeal. A generous block-paved driveway offers ample parking and leads to the double garage.

GARAGE
6.16m x 5.59m (20'2" x 18'4")
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.











