

Total area: approx. 163.8 sq. metres (1763.1 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.

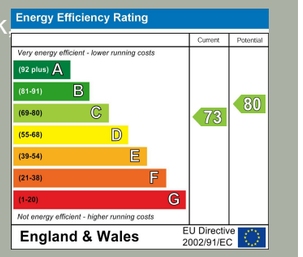
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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

5, Chapel Garth, Holme On Spalding Moor, YO43 4EG
£350,000







Offered with no onward chain, a generous plot, excellent frontage and flexible living space give this four-bedroom detached home a little more than you might expect from a modern development. The welcoming entrance hall leads to a bay-fronted sitting room, WC and a versatile dining and garden room, a particularly lovely space with decorative beams and French doors opening onto the rear garden. The fitted kitchen has room for dining, with an adjoining utility and internal access to the garage. Upstairs are four good-sized bedrooms, including a main bedroom with en-suite, alongside the family bathroom. Outside, the enclosed rear garden is predominantly lawned with established shrubs and gated side access. To the front, a generous block-paved driveway, mature hedge boundary and integral garage create an attractive and practical approach.
Tenure: Freehold. East Riding of Yorkshire Council: E

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ZOOPLA

Tenure: Freehold
East Riding of Yorkshire
Band: E

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, under-stairs cupboard, radiator, ceiling coving, stairs to first floor.

WC
Two piece suite comprising low flush WC, pedestal wash hand basin, radiator, extractor fan.

SITTING ROOM
4.15m x 3.84m (13'7" x 12'7")
Stone-effect fireplace and hearth, TV point, bay window, radiator and ceiling coving.

DINING/GARDEN ROOM
7.63m x 2.94m (25'0" x 9'7")
Decorative exposed beams, French doors leading to the garden, radiator and ceiling coving.

KITCHEN
2.91m x 4.86m (9'6" x 15'11")
Fitted with a range of wall and base units with work surfaces, single-drainer ceramic sink, electric oven and hob with extractor hood over, integrated dishwasher, part-tiled walls, laminate flooring, recessed ceiling lighting, rear entrance door and archway leading to the utility room.

UTILITY
Fitted with work surfaces, plumbed for automatic washer machine, wall mounted central heating boiler, door to garage,

FIRST FLOOR ACCOMODATION

LANDING
Access to loft space, ceiling coving, radiator, fitted

BEDROOM ONE
5.29m max x 3.85m max (17'4" max x 12'7" max)
Radiator.

EN-SUITE
Three-piece suite comprising a step-in shower cubicle, pedestal wash hand basin and low-flush WC, with extractor fan, tiled flooring, part-tiled walls and radiator.

BEDROOM TWO
2.88m x 3.17m (9'5" x 10'4")
Radiator.

BEDROOM THREE
2.92m x 3.96m (9'6" x 12'11")
Radiator.

BEDROOM FOUR
2.88m x 3.17m (9'5" x 10'4")
Radiator

BATHROOM
Three-piece suite comprising a panelled bath with mixer tap and shower attachment, low-flush WC and pedestal wash hand basin, with part-tiled walls, tiled flooring and radiator.

GARAGE
5.14m x 3.01m (16'10" x 9'10")
Up and over door, power and light.

OUTSIDE
Outside, the enclosed rear garden is predominantly lawned with established shrubs and gated side access. To the front, a generous block-paved driveway, mature hedge boundary and integral garage create an attractive and practical approach.

ADDITIONAL INFORMATION

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.

MATERIAL INFORMATION
The Ofcom website suggests there is a maximum download speed of Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.

PHOTOGRAPHY DISCLAIMER
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky enhancement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.



