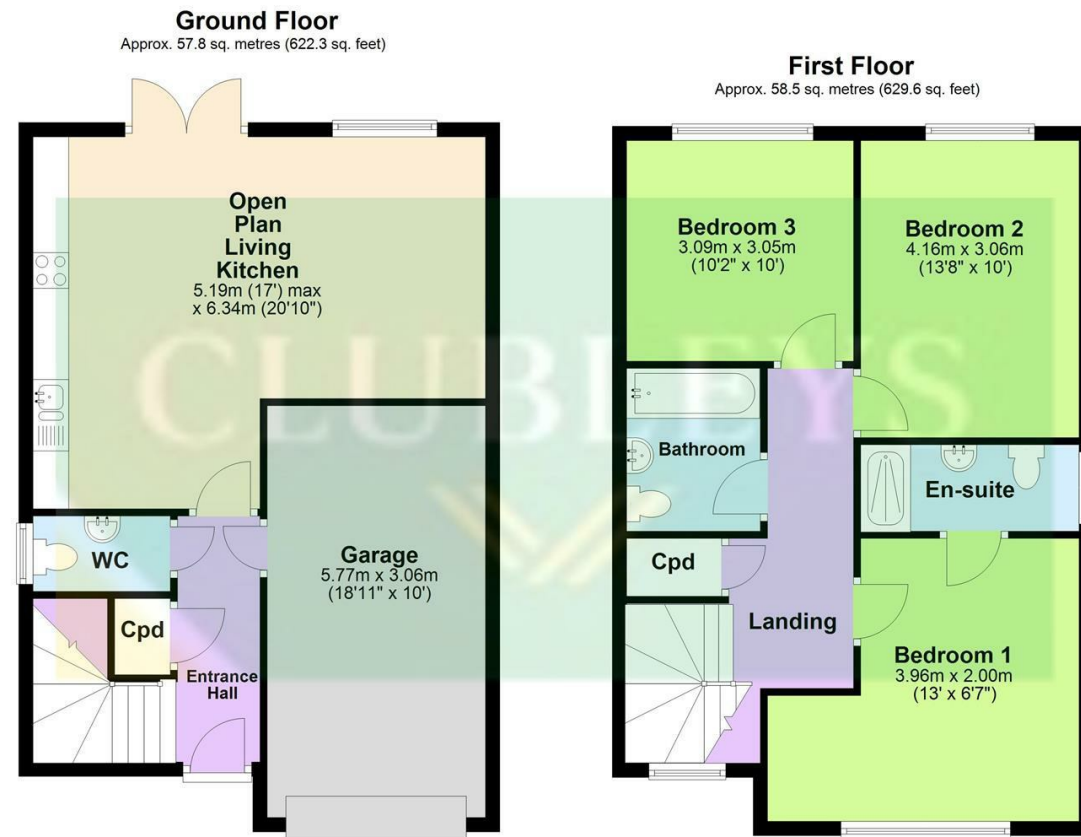




1, Hemp Garth,
York, Holme-On-Spalding-Moor, YO43 4FT
£315,000



Total area: approx. 116.3 sq. metres (1251.9 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	92
(81-91) B			
(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	

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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.

Designed around modern family living, this nearly-new detached home stands out for its impressive open-plan living kitchen, creating a sociable and versatile space that naturally connects everyday life with the garden beyond.

Built by Newitt Homes just two years ago as "The Hazel", the property offers a welcoming entrance hall with access to the integral garage and staircase to the first floor. The heart of the home is the beautifully arranged living kitchen, featuring integrated appliances, generous storage, ample work surfaces, dining space and a comfortable living area, with French doors opening onto the rear garden.

Upstairs are three well-proportioned bedrooms, including a principal bedroom with contemporary en-suite, alongside a stylish family bathroom.

Outside, the enclosed rear garden is mainly laid to lawn with established flowers and shrubs, while the front provides driveway parking for two vehicles, an integral garage, EV charging point and solar panels for improved energy efficiency.

Tenure: Freehold. East Riding of Yorkshire Council BAND:



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, stairs to first floor, understairs cupboard, door to garage, luxury vinyl tiling, radiator.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, chrome mixer tap, part tiled walls, luxury vinyl tiling, radiator, extractor.

OPEN PLAN LIVING KITCHEN

5.19 x 6.34 (17'0" x 20'9")

Fitted with a range of wall and base units comprising work surfaces, upstand, 1.5 bowl stainless steel sink unit, chrome mixer tap, eye level double oven, electric hob, extractor hood over, integrated fridge/freezer, plumbing for automatic dishwasher, luxury vinyl tiling, recessed ceiling lights, T.V. aerial point, medial panel, radiator, door to garden.

FIRST FLOOR**LANDING**

Access to roof space, fitted cupboard, radiator.

BEDROOM ONE

3.96 x 2.00 (12'11" x 6'6")

T.V. aerial point, two radiators.

EN SUITE

Three piece suite comprising low flush W.C., pedestal wash hand basin, chrome mixer taps, step in shower cubicle with rainfall shower, part tiled walls, shaver point, recessed ceiling lights, ladder style radiator, extractor.

BEDROOM TWO

4.16 x 3.06 (13'7" x 10'0")

Radiator.

BEDROOM THREE

3.09 x 3.05 (10'1" x 10'0")

Radiator.

BATHROOM

Three piece suite comprising low flush W.C, pedestal wash hand basin, chrome mixer tap, panelled bath, chrome mixer tap, rainfall shower over, part tiled walls, recessed ceiling lights, chrome ladder style radiator, extractor.

OUTSIDE

A generous enclosed garden creates the perfect setting for outdoor living, while the driveway, integral garage, EV charger and solar panels add everyday practicality and efficiency.

ADDITIONAL INFORMATION

We have been advised by the Vendors of the property there will be a Service Charge payable. This will be confirmed by Solicitors.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No appliances have been tested by the agent.

