

Total area: approx. 73.2 sq. metres (787.9 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.

CLUBLEYS

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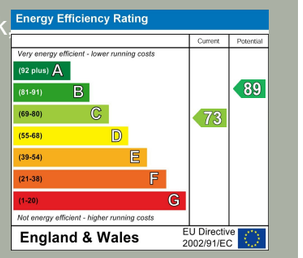

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves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

28, Chapel Fields, Holme On Spalding Moor, YO43 4DH
£215,000







A south-westerly garden, generous parking and an easy walk into the village give this detached bungalow a particularly appealing balance of lifestyle and practicality. Offered with no onward chain, the well-planned accommodation feels light and comfortable throughout. A spacious sitting room sits at the heart of the home, alongside a fitted kitchen, two bedrooms and shower room. The second bedroom opens directly into a conservatory spanning the rear, a versatile space with an outlook across the garden. Outside, the private rear garden is mainly lawned, with established hedging and fruit trees creating a relaxed setting for sunny afternoons. To the front, a low-maintenance garden and side driveway provide ample off-road parking and lead to the garage. A well-positioned home with plenty of potential, moments from the village centre.
Tenure: Freehold. East Riding of Yorkshire BAND: C

rightmove

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ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
PVC front entrance door, archway to shelved area with wall mounted gas fired central heating boiler, laminate wood flooring, radiator.

SITTING ROOM
5.15 x 3.32 (16'10" x 10'10")
Bay window to front, T.V. aerial point, telephone point, wall light points, ceiling coving, laminate wood flooring, two radiators.

INNER HALL
Fitted shelved cupboard, access to loft space, laminate wood flooring.

KITCHEN
3.10 x 3.08 (10'2" x 10'1")
Fitted base units comprising work surfaces, stainless steel sink unit, plumbing for automatic washing machine, part tiled walls, ceiling coving, PVC side entrance door.

BEDROOM 1
3.63 x 3.32 (11'10" x 10'10")
Laminate wood flooring, ceiling coving, radiator.

BEDROOM 2
2.62 x 3.08 (8'7" x 10'1")
Laminate wood flooring, radiator, patio doors to Conservatory.

CONSERVATORY
PVC windows to three sides, polycarbonate roof, tiled floor, radiator, PVC door to rear garden.

SHOWER ROOM
Three piece suite comprising step in shower cubicle, wash hand basin, low flush W.C., part tiled walls, radiator.

OUTSIDE
The property features a low-maintenance front garden and a side driveway providing ample off-road parking and access to the garage. To the rear is a south-westerly facing garden, mainly laid to lawn with hedge boundaries and fruit trees, offering a private and sunny space for outdoor enjoyment.

GARAGE
Up and over door, side door, power and light.

ADDITIONAL INFORMATION

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.






