CLUBLEYS

# 35, Snowdrop Garth, Holme On Spalding Moor, YO43 4DW

## £265,000








Offered with NO ONWARD CHAIN, this four-bedroom detached home offers generous family accommodation in one of the area's most established and sought-after residential locations. The welcoming entrance hall leads to a bright bay-fronted sitting room, separate dining room opening into the conservatory, fitted kitchen with adjoining utility, downstairs WC, and internal access to the integral garage. Upstairs, four bedrooms include the main bedroom with fitted wardrobes and an en-suite, while a further bedroom also benefits from fitted wardrobes, complemented by a family bathroom. Finished in neutral tones throughout, the property is ready to move straight into. Outside, the established rear garden features a raised decked seating area, artificial lawn, paved patio, mature planting, greenhouse and gated side access. To the front, a gravelled garden, driveway and integral garage provide excellent parking and practicality.

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

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Holme on Spalding Moor has a growing selection of facilities including several shops and public houses together with a Post Office, Doctor's Surgery and Pharmacy, a primary school and nursery, and is ideally located for access into Hull, York & Selby, as well as onto the M62 motorway network.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL
Front entrance door, stairs leading to first floor, ceiling coving, radiator, telephone point.

### SITTING ROOM
4.47m x 3.45m (14'7" x 11'3")
Bay window, log burner effect electric fire, wooden fireplace with marble effect inset and hearth, two radiators, ceiling coving, TV aerial point.

### DINING ROOM
3.62m max x 3.20m max (11'10" max x 10'5" max)
Double doors leading to the conservatory, radiator, ceiling coving.

### CONSERVATORY
3.81m x 2.84m (12'5" x 9'3" )
Dwarf brick wall, PVC windows to 3 sides, polycarbonate roof, wall light points, double doors leading to the garden.

### KITCHEN
3.90m max x 3.65m (12'9" max x 11'11")
Fitted with a range of wall and base units comprising work surface, 1.5 bowl ceramic sink with chrome mixer tap, electric double oven, gas hob with extractor hood over, partially tiled walls, two radiators, under stairs cupboard, personal door to garage.

### UTILITY AREA
Rear entrance door, work surface, wall units, plumbing for automatic washing machine, cupboard housing gas fired central heating boiler, partially tiled walls.

### W.C.
Two piece white suite, low flush W.C., wash hand basin, radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING
Access to roof space, fitted cupboard with radiator.

### BEDROOM ONE
3.51m x 3.33m (11'6" x 10'11")
Fitted wardrobes to one wall, shelved alcove, radiator, telephone point.

### EN SUITE
Three piece white suite comprising low flush W.C., pedestal wash hand basin with tiled splash back, step in shower cubicle, partially tiled walls, radiator, extractor fan, shaver point.

### BEDROOM TWO
3.85m x 2.64m (12'7" x 8'7")
Fitted wardrobes, fitted cupboard, radiator, shelved alcove.

### BEDROOM THREE
3.53m x 2.46m (11'6" x 8'0" )
Fitted wardrobe, radiator.

### BEDROOM FOUR
3.01m x 2.64m (9'10" x 8'7")
Radiator.

### BATHROOM
Three piece white suite comprising low flush W.C., pedestal wash hand basin, panel bath with shower attachment, partially tiled walls, radiator, extractor fan.

### OUTSIDE
Outside, the established rear garden features a raised decked seating area, artificial lawn, paved patio, mature planting, greenhouse and gated side access. To the front, a gravelled garden, driveway and integral garage provide excellent parking and practicality.

### GARAGE
4.29m x 2.52m (14'0" x 8'3" )
Up and over door, power and light.

## ADDITIONAL INFORMATION

### SERVICES
Mains water, electricity, gas and drainage.

### APPLIANCES
No Appliances have been tested by the Agent.

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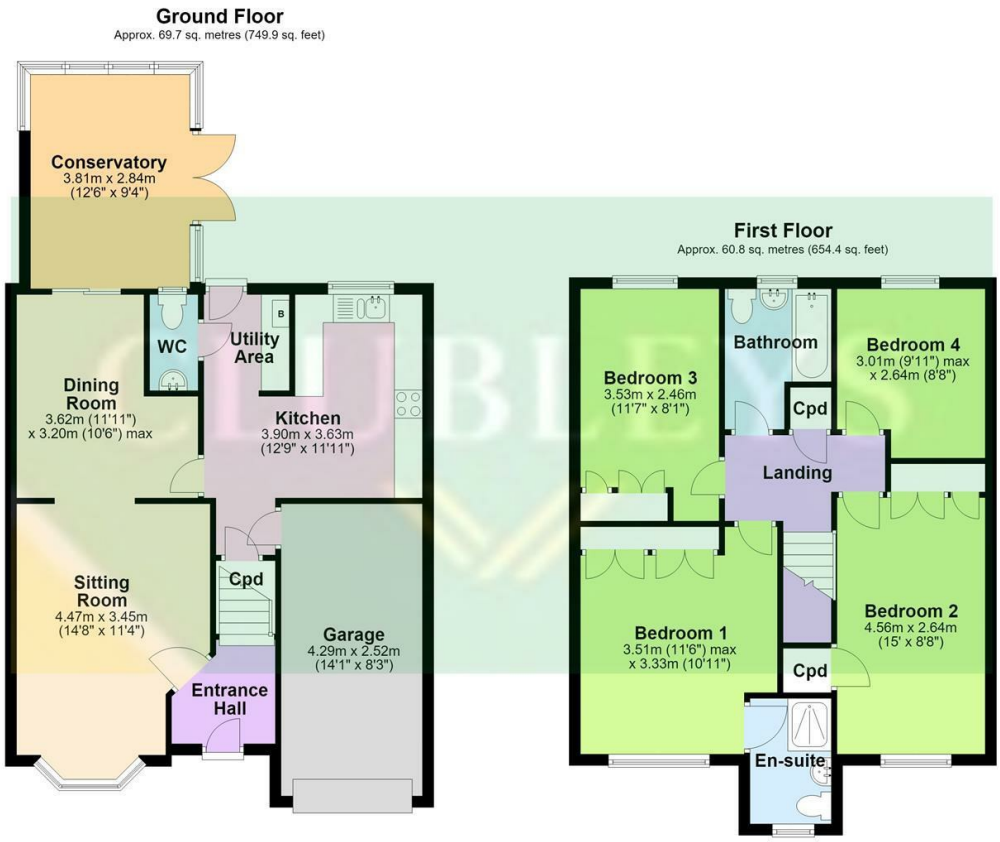


Total area: approx. 130.5 sq. metres (1404.3 sq. feet)

**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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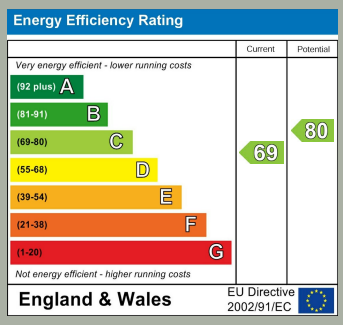


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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.