CLUBLEYS

4, Church Rise, Holtby, YO19 5UE
Chain Free £395,000







rightmove

ZOOPLA

ABOUT THE PROPERTY

Looking for a property with space, potential and beautiful countryside views? Situated in the charming village of Holtby, just outside York, this spacious four-bedroom detached bungalow offers an exciting opportunity to create a wonderful home in a peaceful village setting. Offered with NO ONWARD CHAIN, the property is ideal for buyers looking to put their own stamp on a home and make the most of its generous accommodation and enviable location.

The versatile layout offers plenty of flexibility for family living, with an entrance hall, sitting room, separate dining room, kitchen, bathroom and separate WC. Two double bedrooms are located within the original ground-floor accommodation, while an extension provides a further double bedroom and rear entrance area. Stairs lead to an impressive first-floor principal bedroom, complete with its own dressing room and en-suite shower room, creating a lovely private retreat.

Whilst the property would benefit from a programme of modernisation, it offers fantastic scope to transform the accommodation to suit your own tastes and lifestyle. Whether you're looking for a spacious family home or a peaceful countryside retreat, the possibilities are exciting.

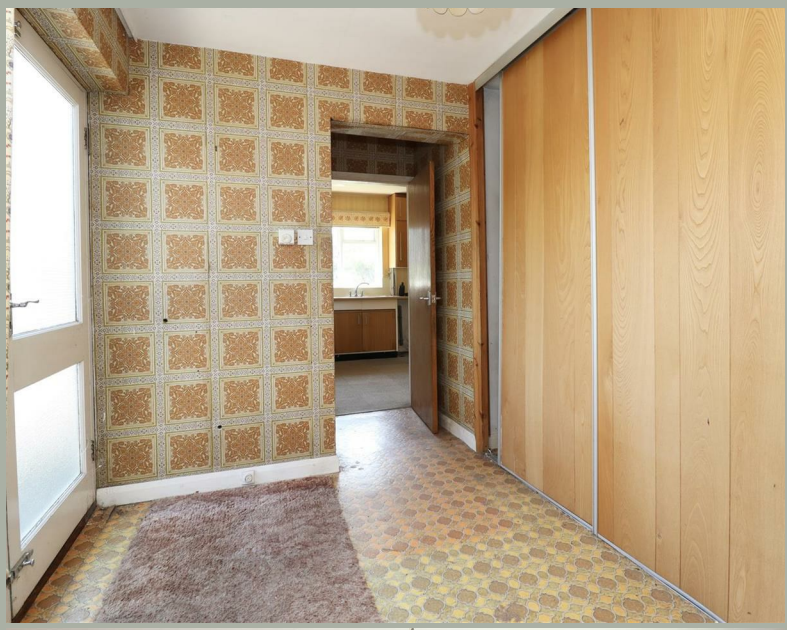
With four double bedrooms, flexible living space and stunning open countryside views, this is a rare opportunity to create your dream home in a sought-after village location. Viewing is highly recommended to appreciate the space, setting and potential on offer!















Tenure: Freehold
York City Council
Band: E

THE LOCATION

Situated just a few miles east of York, the village of Holtby offers a peaceful rural setting with the convenience of nearby city connections. Surrounded by open countryside and picturesque views, Holtby is known for its welcoming community and attractive period properties. The area is well served by highly regarded schools, including Warthill Primary and Fulford Secondary. For those considering independent education, York offers several excellent options such as The Mount, St Peter's, and Bootham.

Just under a mile and a half away, Dunnington provides a strong sense of community and a comprehensive range of local amenities. These include a village pub, church, Scouts hut, and a popular play park with picnic facilities. The village also hosts a thriving Sports Club with cricket, football, squash, tennis, and bowls teams. Residents enjoy access to local shops, a café, bakery, Post Office, florist, and a newsagents.

Stamford Bridge lies approximately three miles from the village and offers further everyday conveniences, including a GP surgery, veterinary practice, small supermarket, Post Office, café, hair salon, pub, and a well-regarded primary school.

With excellent transport links into York and beyond, Holtby is an ideal location for both families and commuters seeking a quieter pace of life without sacrificing accessibility.

THE ACCOMMODATION COMPRISES OF:

ENTRANCE HALL
4.32m max x 1.69m (14'2" max x 5'6")
Wooden front entrance door, storage cupboard with radiator, radiator and access to the loft.

SITTING ROOM
4.44m x 3.50m (14'6" x 11'5")
Window to front with radiator under and an open fireplace set in a stone surround.

BEDROOM THREE
3.78m max x 3.03m (12'4" max x 9'11")
Window to the rear with radiator under and fitted wardrobes.

BEDROOM TWO
3.29m x 2.91m + wardrobes (10'9" x 9'6" + wardrobes)
Window to the rear with radiator under and fitted wardrobes.

BATHROOM
1.83m x 1.71m (6'0" x 5'7")
Opaque window to the rear.
Coloured suite comprising panelled bath with shower attachment and pedestal hand basin. Part tiled walls and radiator.

WC
1.84m x 0.83m (6'0" x 2'8")
Window to the rear and low flush WC.

DINING ROOM
3.00m x 2.89m (9'10" x 9'5")
Window to the front with radiator under.

KITCHEN
3.74m x 2.99m (12'3" x 9'9")
Fitted with wall and base units comprising working surfaces, 1 1/2 stainless steel sink unit, electric oven with extractor fan over, plumbing for a washing machine, radiator and pantry cupboard.
Windows to the rear and side.

REAR ENTRANCE
2.60m x 2.13m + cupboards (8'6" x 6'11" + cupboards)
Door to the side.
Fitted cupboards to one wall, cupboard housing the gas boiler and radiator.

INNER HALL
Stairs leading to the first floor.

BEDROOM FOUR
3.33m x 3.22m (10'11" x 10'6")
Window to the side with radiator under and understairs cupboard.

LANDING
Window to the side elevation.

BEDROOM ONE
4.61m into wardrobes x 3.22m max (15'1" into wardrobes x 10'6" max)
Window to the side elevation with radiator under and fitted wardrobes to one wall.

DRESSING ROOM
3.59m x 1.93m (11'9" x 6'3")
With window to the front elevation, wash hand basin set within a vanity unit, storage cupboard and radiator.

EN SUITE
2.61m x 0.80m (8'6" x 2'7")
Window to the side elevation.
Low flush WC, shower and radiator.

GARAGE
5.69m x 3.11m (18'8" x 10'2")
With electric roller door, power and light.
Door and window to the rear.

ADDITIONAL INFORMATION

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 and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the 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.

SERVICES
Mains Water, Gas, Electricity and Drainage. Gas fired central heating. Telephone connection subject to renewal by British Telecom.

APPLIANCES
None of the electrical or gas appliances have been tested by the Agent.

COUNCIL TAX
York City Council - Tax Band E.

rightmove ZOOPLA



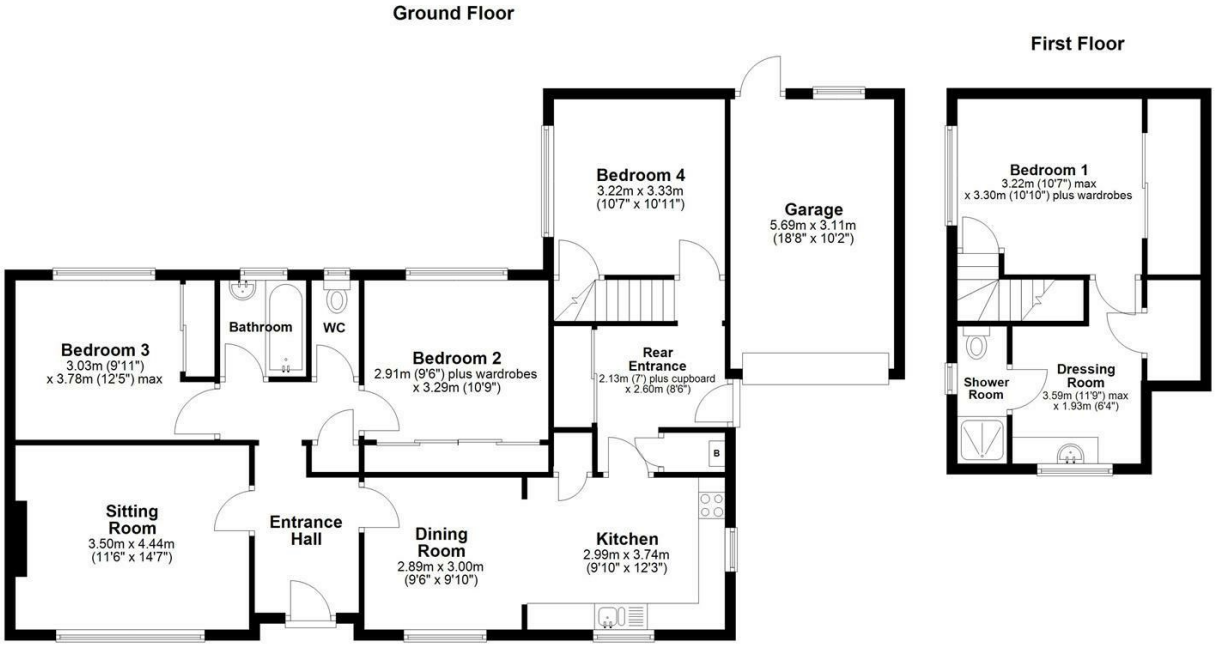












Total area: approx. 146.2 sq. metres (1573.7 sq. feet)

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.

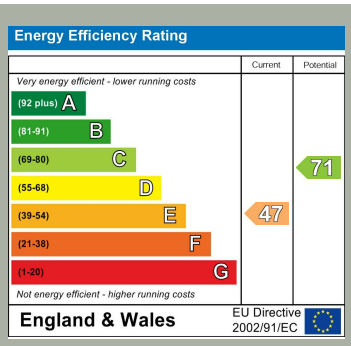
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

8 The Square, Stamford Bridge, York,
YO41 1AF
01759 373709
sb@clubleys.com
www.clubleys.com



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.

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.