CLUBLEYS

61, Old Road,
Holme-On-Spalding-Moor, YO43 4AE
£395,000







rightmove

ZOOPLA

ABOUT THE PROPERTY

A detached, individually designed bungalow in a lovely non-estate position, with a garden that is every bit as special as the home itself. Thoughtfully planted, the rear garden is full of mature trees, colourful borders and a generous lawn, somewhere to enjoy throughout the seasons. Inside, the spacious entrance hall offers useful storage and leads through to a fitted kitchen with ample cupboard space, work surfaces and room for a good-sized dining table. The kitchen flows into a utility room and then the garden room, creating a brilliant connection between inside and out. There is also a generous sitting room with a multi-fuel stove, three double bedrooms with fitted wardrobes, and an upgraded tiled bathroom with both bath and shower. A garage, ample driveway parking and upgraded windows and doors complete the picture.

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



clubleys.com













Estate Agents | Lettings Agents | Chartered Surveyors

Tenure: Freehold
East Riding of Yorkshire Council
Band: C

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
PVC front entrance door, fitted cupboard, radiator x 2, ceiling coving.

SITTING ROOM
4.33m x 4.23m (14'2" x 13'10")
Multi fuel stove set on slate hearth with stone surround and wooden mantle, radiator, ceiling coving, wall light points.

KITCHEN/DINER
4.63m x 5.13m (15'2" x 16'9")
Fitted with a range of wall and base units comprising quartz work surfaces and upstand, inset composite sink unit with Quooker hot water tap, electric double oven and microwave, plumbing for automatic dishwasher, overhead airer, Karndean flooring, radiator, ceiling coving, exposed brick wall.

UTILITY
4.27m x 2.32m (14'0" x 7'7")
Fitted with a range of wall and base units comprising work surface, ceramic sink unit with chrome mixer tap, cupboard housing wall mounted gas fired central heating boiler, plumbing for automatic washing machine, radiator, tiled floor, PVC rear entrance door.

CONSERVATORY
4.29m max x 3.26m max (14'0" max x 10'8" max)
Dwarf brick walls with windows to two sides, insulated hybrid roof, PVC double doors leading to garden, tiled floor, radiator.

BEDROOM ONE
3.66m x 3.34m (12'0" x 10'11")
Fitted wardrobe, radiator, ceiling coving.

BEDROOM TWO
3.66m x 3.01m (12'0" x 9'10")
Fitted wardrobe, radiator, ceiling coving.

BEDROOM THREE
3.20m x 2.94m (10'5" x 9'7")
Fitted wardrobe to one wall, radiator, ceiling coving.

BATHROOM
Four piece white suite comprising low flush WC, bidet, panel bath, step in shower cubicle, wall hung hand wash basin with chrome mixer tap, partially tiled walls, tiled floor, chrome heated towel rail, extractor fan.

GARAGE
5.38m x 5.85m (17'7" x 19'2")
Garage with up and over doors, power and light.

OUTSIDE
The beautifully established rear garden is a real highlight of this individually designed bungalow, offering a wonderful outdoor space to enjoy throughout the seasons. Thoughtfully landscaped and lovingly planted, it features an array of mature trees, colourful flower borders and a generous lawn, creating a peaceful and attractive setting. The garden room provides a lovely connection between the home and garden, whilst a double garage and ample driveway parking add further practicality. Set in a delightful non-estate position, the outside space is every bit as special as the home itself.

ADDITIONAL INFORMATION
Under the Estate Agent Act 1979 we are obliged to inform all prospective purchasers that the property is owned by an employee of Clubleys.

SERVICES
Mains water, electricity, gas and drainage.

APPLIANCES
No Appliances have been tested by the Agent.

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.

rightmove ZOOPLA











Ground Floor

Approx. 136.7 sq. metres (1471.6 sq. feet)



Total area: approx. 136.7 sq. metres (1471.6 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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.

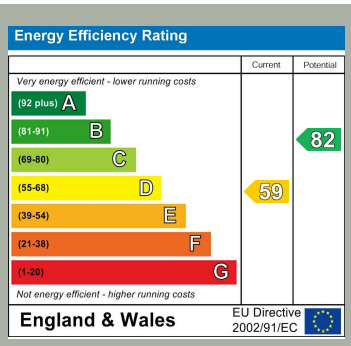
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, 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

60 - 64 Market Place, Market Weighton, York, YO43 3AL
01430 874000
mw@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.