

CLUBLEYS



Linfield Bungalow, Market Weighton Road,  
Holme On Spalding Moor YO43 4AF

£450,000



VIRTUAL TOUR AVAILABLE With stylish modern living at the forefront of this development this is a rare opportunity to enjoy the added charm of country living. With an extensive private gated driveway and generous parking the property stands on an extremely good size plot. On the ground floor there is an impressive open plan kitchen/day room ideal for everyday modern family living, and benefits from two sets of bi-fold doors opening onto the raised decking and lawn areas in the south west facing garden. Off the spacious front entrance hall is a sitting room and additional reception room, utility with shower room and separate WC. The ground floor also has the desirable feature of Oak wood flooring with under floor heating and Oak doors throughout. On the first floor there are three bedrooms one of which has an en-suite and dressing room. On the landing there is a house bathroom and access to eaves storage space. Outside there is a generous lawned garden to the rear with fence and hedge boundaries. Viewing is highly recommended to appreciate this sensational property.



## LOCATION

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, oak wood flooring with under floor heating, stairs to first floor with cupboard under, recessed ceiling lights.

## STUDY/BEDROOM 4

4.03m x 3.36m (13'3" x 11'0")  
Radiator, TV point.

## UTILITY ROOM

Fitted with base units, stainless steel sink unit, plumbing for automatic washing machine, radiator, tiled floor.

## SHOWER ROOM

Walk in shower cubicle.

## WC

Low flush WC, wash hand basin with cupboard under, shaver point.

## SITTING ROOM

4.51m x 3.86m (14'10" x 12'8")  
Oak wood flooring with under floor heating, bi fold doors.

## OPEN PLAN KITCHEN/FAMILY ROOM

Fitted with a range of wall and base units comprising work surface, stainless steel sink unit, integral fridge and freezer. Island housing twin oven, induction hob with extractor hood over, integrated dishwasher, breakfast bar and integral microwave. Oak wood flooring with under floor heating, two sets of bi-fold doors.

## FIRST FLOOR ACCOMMODATION

## LANDING

Access to roof space, hot water cylinder and wall mounted gas fired central heating boiler.

## BEDROOM ONE

6.32m x 3.40m (20'9" x 11'2")  
Recessed ceiling lights, radiator, TV point, five Velux windows.

## DRESSING ROOM

Recessed ceiling lights, Velux window.

## EN-SUITE

Three piece white suite comprising wash hand basin, step in shower unit, low flush WC, chrome ladder style towel rail, recessed ceiling lights, extractor fan.

## BEDROOM TWO

3.42m max x 3.38m (11'3" max x 11'1")  
TV point, radiator.

## BEDROOM THREE

3.38m x 3.21m (11'1" x 10'6")  
TV point, radiator.

## BATHROOM

Three piece white suite comprising panel bath with shower over and shower screen, low flush WC, wash hand basin set on vanity unit, chrome ladder style radiator, recessed ceiling lights, extractor fan.

## OUTSIDE

With an extensive private gated driveway and generous parking the property stands on an extremely good size plot. Outside there is a generous lawned garden to the rear with fence and hedge boundaries.

## ADDITIONAL INFORMATION

### SERVICES

Mains water, gas, electricity and drainage.

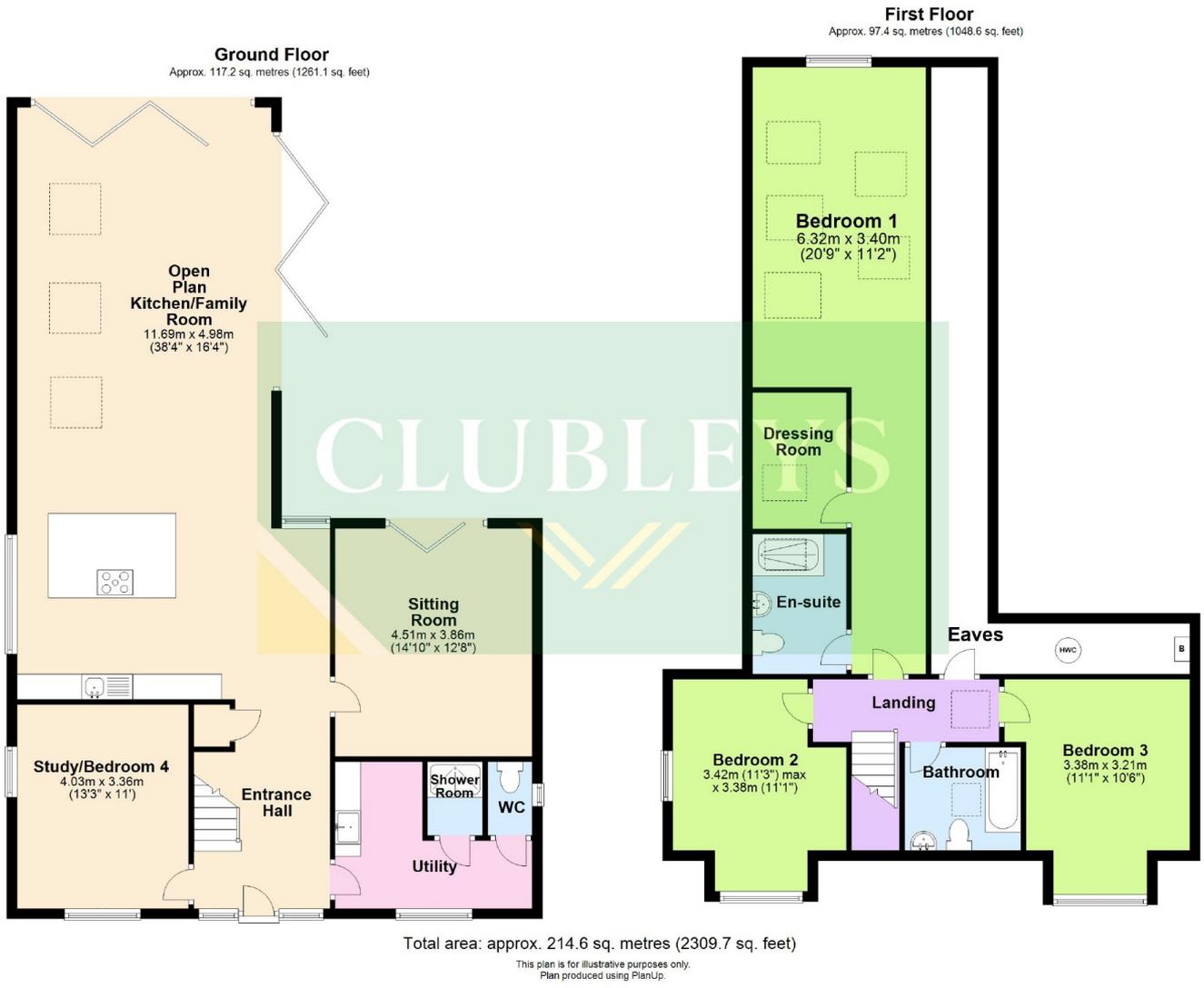
### APPLIANCES

No appliances have been tested by the agent.

### LOCAL AUTHORITY

East Riding of Yorkshire Council BAND C





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 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.

**AGENTS NOTE**

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 &  
9 am - 3 pm Saturday.

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com

**FREE VALUATIONS FOR SALE**

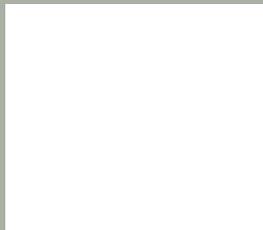
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

**MORTGAGES**

We are keen to stress the importance of seeking 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 Adviser, by phoning her on 07540 536892 email 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 Services Authority



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