

CLUBLEYS



28 Chestnut Drive,
Holme On Spalding Moor YO43 4HW
£170,000



An immaculately presented three bedroom semi detached house located in an established residential location convenient for the village centre and many amenities. The accommodation comprises entrance hall, sitting room, dining area, modern fitted kitchen, landing, three bedrooms and bathroom. The property has a landscaped garden with shed to the rear of the house, further garden to the front and side driveway providing off street parking.



LOCATION

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THE ACCOMMODATION COMPRISES GROUND FLOOR

ENTRANCE HALLWAY

Front entrance door, radiator and stairs to the first floor.

SITTING ROOM

3.28m x 4.78m (10'9" x 15'8")
Feature fire place having modern stone effect gas fire, radiator, coved coving, telephone point and TV aerial outlet. Open plan access to...

DINING AREA

3.35m x 2.09m (11'0" x 6'10")
Radiator and coved ceiling.

KITCHEN

5.21m x 2.12m (17'1" x 6'11")
Contemporary kitchen having a range of fitted units comprising stainless steel sink unit, electric eye level oven, ceramic hob with chimney hood over, integrated fridge freezer, dishwasher and washing machine. Radiator, under stairs cupboard housing gas fired central heating boiler and two rear entrance doors.

FIRST FLOOR

LANDING

Access to loft space, fitted cupboard.

BEDROOM ONE

4.05m x 2.60m (13'3" x 8'6")
Radiator, ceiling coving.

BEDROOM TWO

4.01m x 2.60m (13'2" x 8'6")
Radiator, ceiling coving.

BEDROOM THREE

2.34m x 1.89m (7'8" x 6'2")
Radiator, telephone point.

BATHROOM

White suite comprising low flush WC, pedestal hand basin and panelled bath having mains fed shower over and shower screen. Chrome ladder style towel rail, tiled walls and recessed lights.

OUTSIDE

There are gardens to the front and rear of the house. The rear garden is landscaped and incorporates gravelled beds and a raised deck. There is a range of low maintenance shrubs and trees and timber shed and green house both of which have power points. The front garden is also gravelled, there is a side driveway providing off street parking.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

No appliances have been tested by the Agent.

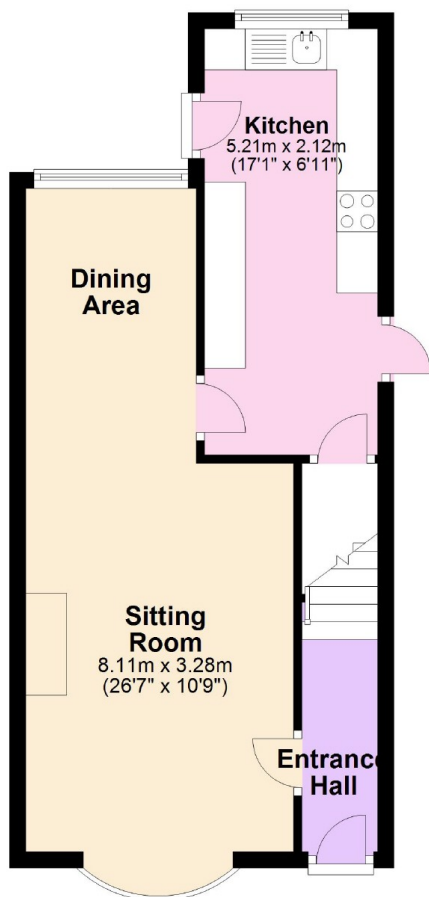
LOCAL AUTHORITY

East Riding of Yorkshire Council BAND B



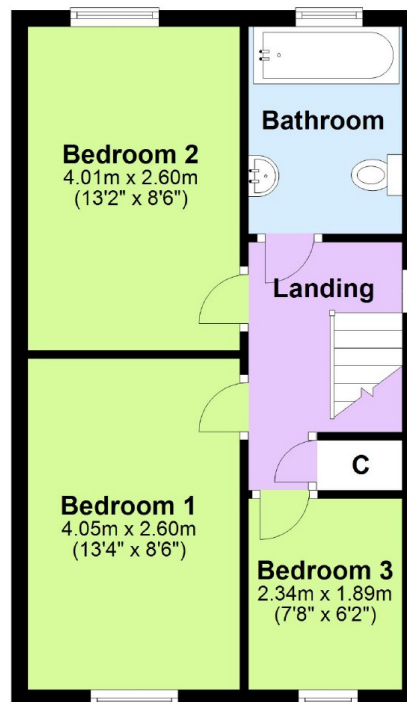
Ground Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



Total area: approx. 76.5 sq. metres (823.4 sq. feet)

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

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 (Holmeffield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmeffieldsolutions.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. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (93-100)		
	B (81-92)		
	C (69-80)		
	D (55-68)		
	E (39-54)		
	F (21-38)		
	G (1-20)		
Not energy efficient - higher running costs			
England & Wales		67	82
EU Directive 2002/91/EC			

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 representations 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.