



**Townend  
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

THE HOLLIES, SPALDINGTON, NR HOWDEN, DN14 7NJ  
OFFERS IN REGION OF £450,000







### SITUATION

From Howden take the B1228 Station Road towards Bubwith. After leaving Howden and passing over the railway crossing take the next right turn sign posted Spaldington. Proceed for approximately one mile and then turn left, again sign posted Spladington. Proceed into the Village and then then take the first right turn into Main Street which is sign posted "Village Only" where the property will be found on the right hand side.

### THE PROPERTY

This consists of a stunning Detached Bungalow being situated in the centre of the sought after rural Hamlet of Spaldington which is conveniently placed for the Historic Minster Town of Howden and Junction 37 of the M62 motorway which allows easy access to the Major Yorkshire Business Centres. The superbly appointed and extended accommodation presently comprises

### ACCOMMODATION

ENTRANCE VERANDAH uPVC front door leading to





**SPACIOUS HALLWAY / GAMES ROOM 22' 6" x 15' 9"**  
(6.86m x 4.8m)

Cloaks cupboard, radiator and oak floor.

**LOUNGE 16' 3" x 13' 3"** (4.95m x 4.04m)

Stone fire surround housing cast-iron wood burning stove on slate hearth. Radiator and French doors leading to the patio area at the side.

**STUNNING LIVING KITCHEN**

**25' 6" x 12' 3"** (7.77m x 3.73m)

Extensive range of Shaker style units including sink unit, base units with worktops, pan drawers, wall cupboards and larder unit, Built-in NEFF oven with microwave oven and ceramic hob with extractor over. Integrated fridge, freezer, dishwasher and washing machine. Radiator, downlighters and composite door to front.



**MASTER BEDROOM 12' 6" x 11' 9"** (3.81m x 3.58m)

Radiator and deep built-in wardrobes ideal for conversion into En-Suite facilities as window and services available.

**REAR BEDROOM 12' 6" x 9' 6"** (3.81m x 2.9m)

Radiator.

**REAR BEDROOM 12' 6" x 9' 0"** (3.81m x 2.74m)

Radiator.



**STUDY / BEDROOM 4 16' 3" x 10' 0"** (4.95m x 3.05m)

Radiator and BOILER ROOM housing oil fired central heating boiler.

**LUXURY HOUSE BATHROOM**

**13' 0" x 12' 0"** (3.96m x 3.66m)

White contemporary suite comprising panelled in bath with shower attachment, vanity wash basin with cupboards under and low flush W.C. Fully tiled shower area with dual shower heads. Heated towel rail, downlighters, spotlights, ceramic tiled walls and part ceramic tiled floor.



**TO THE OUTSIDE**

Brick and tiled DOUBLE GARAGE 18' x 18' with electric roller door to front, personal door to side, power laid on and gated block paved driveway which provides extensive additional parking facilities.

Timber WORKSHOP 13' x 9' 9"

Timber STORE 13' x 6'

Raised DECKED AREA with pergola over

The property stands in good sized Gardens bordered by mature hedges.





## SERVICES

It is understood that mains water and electricity are laid to the property with drainage being to a Klargester water treatment plant. There is oil fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

## COUNCIL TAX BAND

It is understood that the property is in Council Tax Band E, which is payable to the East Riding of Yorkshire Council.

## VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating Graph is shown.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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