



## THE LOCATION

Spaldington is a small rural village ideally located for access into a variety of neighbouring towns and villages, including Holme on Spalding Moor, Howden, Goole and Market Weighton all of which offer a good range of amenities.

## THE PROPERTY

Standing back from the road accessible via a gated driveway this impressive detached country home offers versatile accommodation arranged over two floors. The property has been tastefully extended by the current owners giving this traditional family home a contemporary edge. The house stands in approximately 6 acres of land which incorporates a driveway providing access to the parking area and flood lit yard with large workshop/Stables. The land is mostly laid to grass with an attractive pond to the rear. The internal accommodation briefly comprises entrance hall, snug, dining room, sitting room, utility room, kitchen, office, boot room, four bedrooms, two having dressing rooms and en-suites and family bathroom. Viewings strictly by appointment with the agent.



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, radiator, wood flooring, stairs leading to first floor.

### SNUG 18'6" x 11'3" (5.64m x 3.43m)

Radiator, wood flooring, double doors to side garden, under stairs cupboard.

### DINING ROOM 18'6" x 11'2" (5.64m x 3.40m)

Multifuel stove set on stone hearth. Radiator, wood flooring, telephone point.

### SITTING ROOM 13'9" x 17'8" (4.18m x 5.39m)

TV aerial outlet, recessed ceiling lights, under floor heating.

### UTILITY ROOM 7'5" x 6'4" (2.27m x 1.94m)

Stone floor, radiator, plumbing for automatic washer.

### KITCHEN 18'7" x 21'8" max (5.67m x 6.61m max)

Fitted with a range of base units comprising granite work surfaces, stainless steel sink unit, radiator, plumbing for dishwasher, recessed ceiling lights, rear entrance door, Karndean flooring, bi-fold doors leading to the rear patio area.

### OFFICE 7'8" x 9'0" (2.34m x 2.74m)

Radiator, Karndean flooring.

### BOOT ROOM 7'5" x 9'6" (2.27m x 2.89m)

Two piece white suite comprising low flush WC, pedestal wash hand basin, chrome ladder style radiator, Karndean flooring. Plumbing for bath/dog wash.

## FIRST FLOOR ACCOMMODATION

### LANDING

### BEDROOM 1 12'2" x 17'8" max (3.71m x 5.39m max)

Two radiators, TV aerial point, access to loft space.

### DRESSING ROOM

Radiator, fitted hanging rails.

### EN-SUITE

Three piece white suite comprising radiator, walk in shower, low flush WC, pedestal wash hand basin, chrome ladder style radiator, recessed ceiling lights, tiled floor.

### BEDROOM 2 11'8" x 12'8" (3.56m x 3.86m)

Radiator, TV aerial point, two velux windows, French doors, eaves storage space.

### DRESSING ROOM

Velux window.

### EN-SUITE

Three piece white suite comprising panelled bath with shower over, low flush WC, pedestal wash hand basin, radiator, velux window.

### BEDROOM 3 13'10" x 12'2" (4.22m x 3.70m)

Decorative fireplace, radiator, cupboard over the stairs, TV aerial outlet.

### BEDROOM 4 10'11" x 11'6" (3.33m x 3.51m)

Radiator, access to loft space.



### BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC, pedestal wash hand basin, radiator, velux window, wood flooring.

### OUTSIDE

The house stands in approximately 6 acres of land which incorporates a driveway providing access to the parking area and flood lit yard with large workshop/stables. The land is mostly laid to grass with an attractive pond to the rear.

**WORKSHOP** 31'8" x 38'4" (9.64m x 11.68m)  
Roller shutter door, power and light.

**STORE** 25'6" x 14'3" (7.77m x 4.35m)  
Power and light.

### ADDITIONAL INFORMATION

There are solar panels currently on the workshop roof which are owned by the vendor. Further details of the income can be supplied upon request.

### SERVICES

Mains water, electricity and drainage.

### APPLIANCES

No appliances have been tested by the agent.

### LOCAL AUTHORITY

East Riding of Yorkshire Council BAND

### TENURE

Freehold

### 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](mailto: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 professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.**

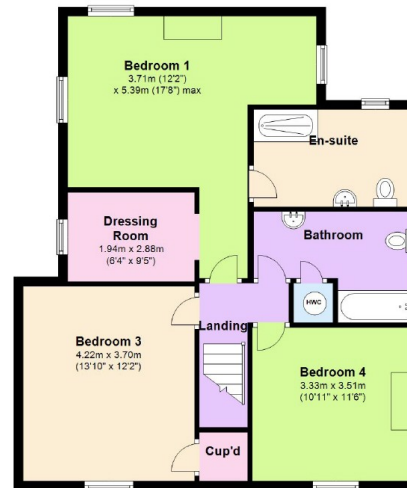
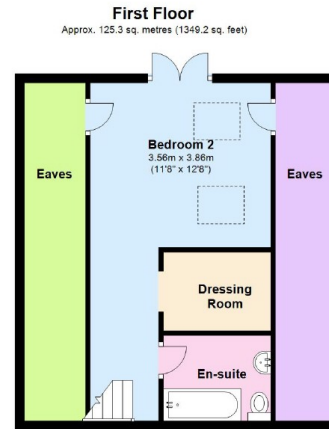
Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.





## Floor Plan

This plan is for illustrative purposes only



Total area: approx. 267.4 sq. metres (2878.2 sq. feet)

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Plan produced using PlanUp.



Chartered Surveyors,  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions	100	100
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Energy Efficiency Rating: 84 (Current), 61 (Potential)  
Environmental Impact (CO<sub>2</sub>) Rating: 100 (Current), 100 (Potential)

