

CLUBLEYS



10 Cherry Crescent,  
Holme On Spalding Moor YO43 4HS  
£180,000



Standing in a cul-de-sac location, this extended four bedroom semi-detached family home offers contemporary accommodation arranged over two floors. The property benefits from an impressive kitchen diner and the addition of a rear conservatory. The accommodation briefly comprises entrance hall, sitting room, dining kitchen, conservatory, utility room, WC, four bedrooms and a bathroom. Outside the rear garden has access to a single garage, decked area for al fresco dining, and an astro-turf area. The front garden is block paved providing off street parking.



## LOCATION

Holme On Spalding Moor is a popular village having an excellent community spirit with activities available to suit all ages. The village 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

UPVC front entrance door, radiator.

### SITTING ROOM

4.38M X 3.12M (14'4" X 10'3")

Laminate flooring, bay window, TV aerial point, telephone point.

### KITCHEN

3.16M X 6.67M (10'4" X 21'11")

Fitted with a range of wall and base units comprising work surfaces, ceramic sink unit, space for oven with extractor over, splash back, plumbing for dishwasher, tiled floor, wall mounted gas fired central heating boiler, radiator, shelved pantry, sliding doors to conservatory, UPVC rear entrance door.

### CONSERVATORY

Laminate flooring, UPVC sliding doors.

### UTILITY ROOM

Wall units and work surface, plumbing for automatic washing machine, UPVC front entrance door.

### WC

Two piece white suite comprising low flush WC, pedestal wash hand basin.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to part boarded loft space, ceiling

coving.

### BEDROOM ONE

1.80M X 4.17M (5'11" X 13'8")

Radiator, ceiling coving, fitted cupboard, TV aerial point.

### BEDROOM TWO

3.90M X 2.20M (12'10" X 7'3")

Radiator, ceiling coving, TV aerial point.

### BEDROOM THREE

3.79M X 2.32M (12'5" X 7'7")

Radiator, ceiling coving.

### BEDROOM FOUR

2.36M X 2.33M (7'9" X 7'8")

Radiator, ceiling coving, TV aerial point.

### BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, wash hand basin set in vanity unit, low flush WC, chrome effect heated towel rail, extractor fan.

## OUTSIDE

To the rear of the property is a single garage, decking area and is part astro-turfed. The front of the property is part paved and gravelled with shrubs to the border.

## APPLIANCES

No appliances have been tested by the agent.

## SERVICES

Main gas, water, electricity and drainage.

## LOCAL AUTHORITY

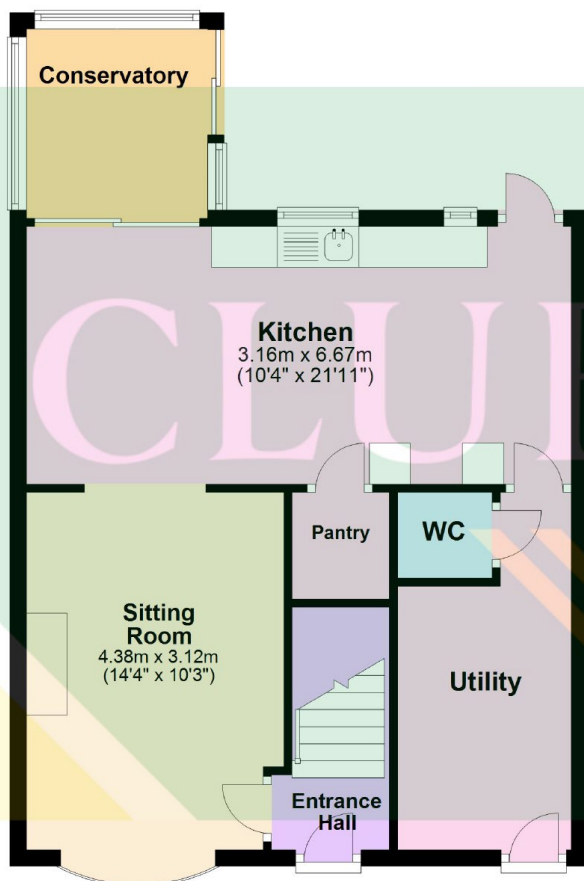
East Riding of Yorkshire Council - BAND A





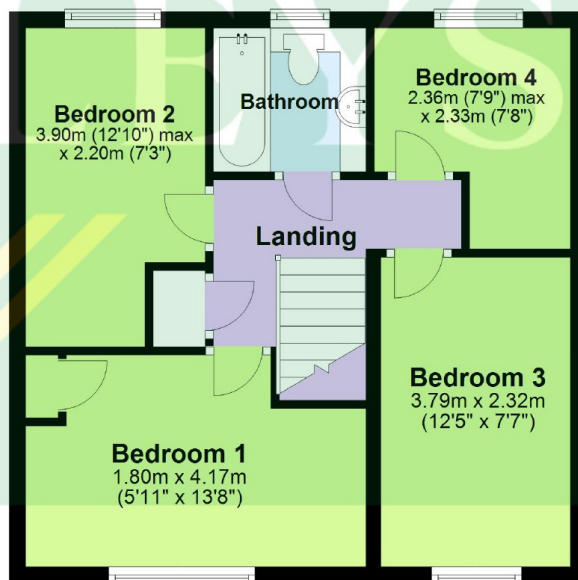
## Ground Floor

Approx. 56.5 sq. metres (607.9 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



Total area: approx. 99.0 sq. metres (1065.7 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 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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(95-100)		
B	(81-95)		
C	(69-81)		
D	(55-69)		
E	(39-55)		
F	(21-39)		
G	(1-21)		
Not energy efficient - higher running costs			
England & Wales		73	84
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.