



38 Chapelfields,  
Holme On Spalding Moor YO43 4DH  
£180,000





NO ONWARD CHAIN - A true bungalow standing in a most sought after location within this established development within convenient reach of the village centre and impressive arrange of local amenities. The accommodation briefly comprises: Entrance hall, sitting room, kitchen, two bedrooms, bathroom and conservatory. The property boasts well maintained front and rear gardens and a large driveway providing ample parking, leading to the single garage.

East Riding of Yorkshire Council BAND C

#### 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

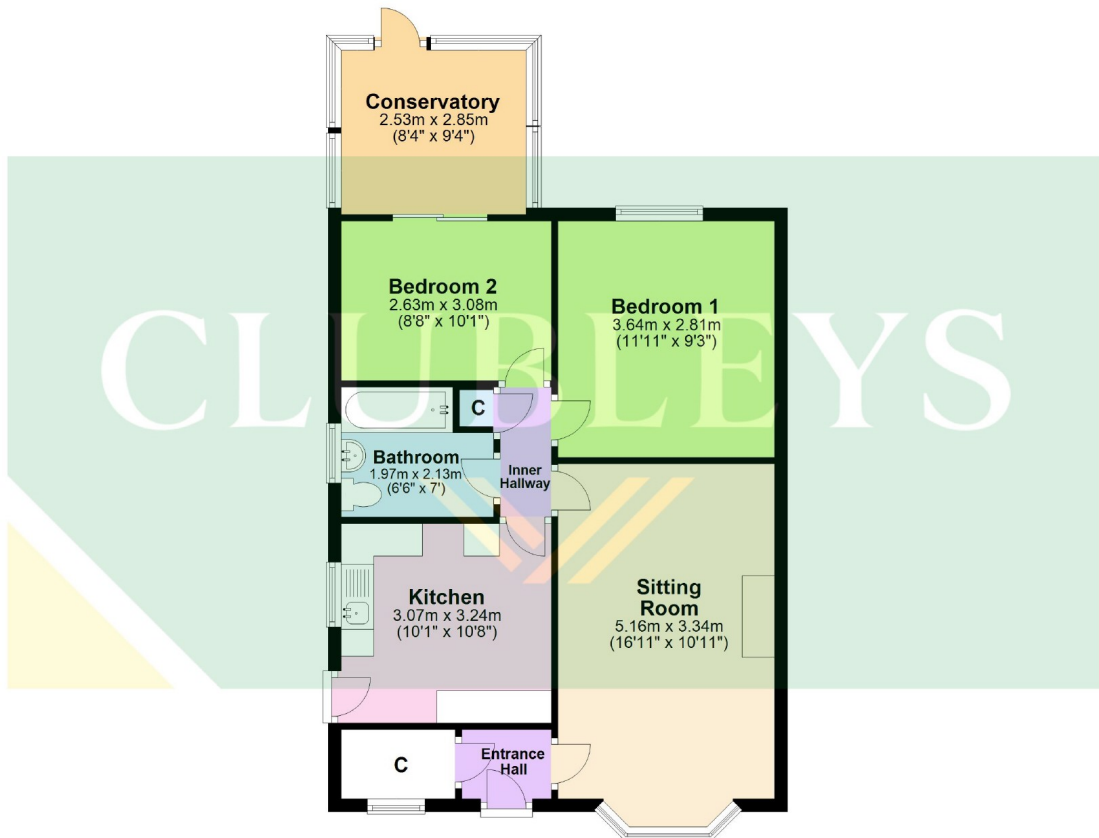
9 am to 5:30 pm Monday to Friday &  
9 am - 3 pm Saturday.

#### 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](mailto:mortvals@dial.pipex.com).

### Ground Floor

Approx. 66.3 sq. metres (713.6 sq. feet)



Total area: approx. 66.3 sq. metres (713.6 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.

## ROOM MEASUREMENTS

### ENTRANCE HALL

SITTING ROOM	5.16m x 3.34m
KITCHEN	3.07m x 3.24m
BATHROOM	2.13m x 1.97m
BEDROOM ONE	3.64m x 2.81m
BEDROOM TWO	2.63 m x 3.08m
CONSERVATORY	2.85m x 2.53m

### 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.



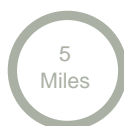
## LOCATION

Holme on Spalding Moor has a growing selection of facilities including several shops and public houses together with a Bank, 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 premier Yorkshire equestrian centre of Port Royal is only a short distance away.

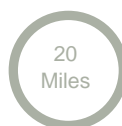
## TRAVEL

### APPROX

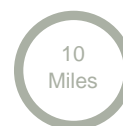
Distance by (Car)



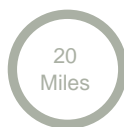
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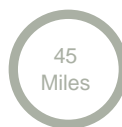
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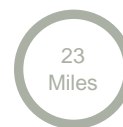
M62



York



Leeds



Hull



Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

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