

CLUBLEYS



2 Chapel Fields,
Holme On Spalding Moor YO43 4DH
£360,000



Viewing is highly recommended to appreciate this spacious, extended, detached bungalow on an enviable plot in one of the most sought after areas in Holme on Spalding Moor. The kitchen leads through to the dining living area and through to bedroom one which boasts a dressing area and en suite. The inner hallway leads to two further bedrooms and the family bathroom. To the rear of the property is a spectacular sitting room perfect for entertaining with floor to ceiling windows, underfloor heating and a log burner. The well manicured gardens wrap around the property providing an abundance of green outside space with a double garage and extensive driveway providing ample parking.

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.

THE ACCOMMODATION COMPRISES

DINING ROOM / LIVING AREA

4.15M X 5.69M (13'7" X 18'8")

PVC front entrance door, laminate flooring, ceiling coving, radiator.

KITCHEN

3.17M X 4.81M (10'5" X 15'9")

Fitted with range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit, TV aerial point, electric oven and hob with extractor hood over, integrated dish washer, plumbing for automatic washing machine, part tiled walls, wall mounted gas fired central heating boiler, radiator, rear entrance door, telephone point.

BEDROOM ONE

3.66M X 3.36M (12'0" X 11'0")

Radiator, ceiling coving, fitted wardrobes with overhead storage.

DRESSING ROOM

Rail, shelving, ceiling coving.

EN SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin set in vanity unit, part tiled walls, radiator, ceiling coving, recessed ceiling lights, extractor fan.

INNER HALLWAY

Laminate flooring, access to roof space with

ladder and light, fitted cupboard.

BEDROOM TWO

3.28M X 3.54M (10'9" X 11'7")

Fitted wardrobes to one wall, radiator, ceiling coving.

BEDROOM THREE

3.03M X 3.42M (9'11" X 11'3")

Laminate flooring, ceiling coving, radiator, patio doors.

BATHROOM

Four piece white suite comprising panelled bath, wash hand basin and low flush WC set in vanity unit, step in shower cubicle, fully tiled walls, radiator.

SITTING ROOM

7.42M X 4.50M (24'4" X 14'9")

Laminate flooring, under floor heating, exposed brick, PVC french doors to garden, air conditioning unit, log burner, TV aerial point, telephone point.

OUTSIDE

GARAGE

Two up and over electric doors, power and light, storage above.

ADDITIONAL INFORMATION

The solar panels on the property are owned.

APPLIANCES

No appliances have been tested by the agent.

SERVICES

Mains gas, water, electricity and drainage.

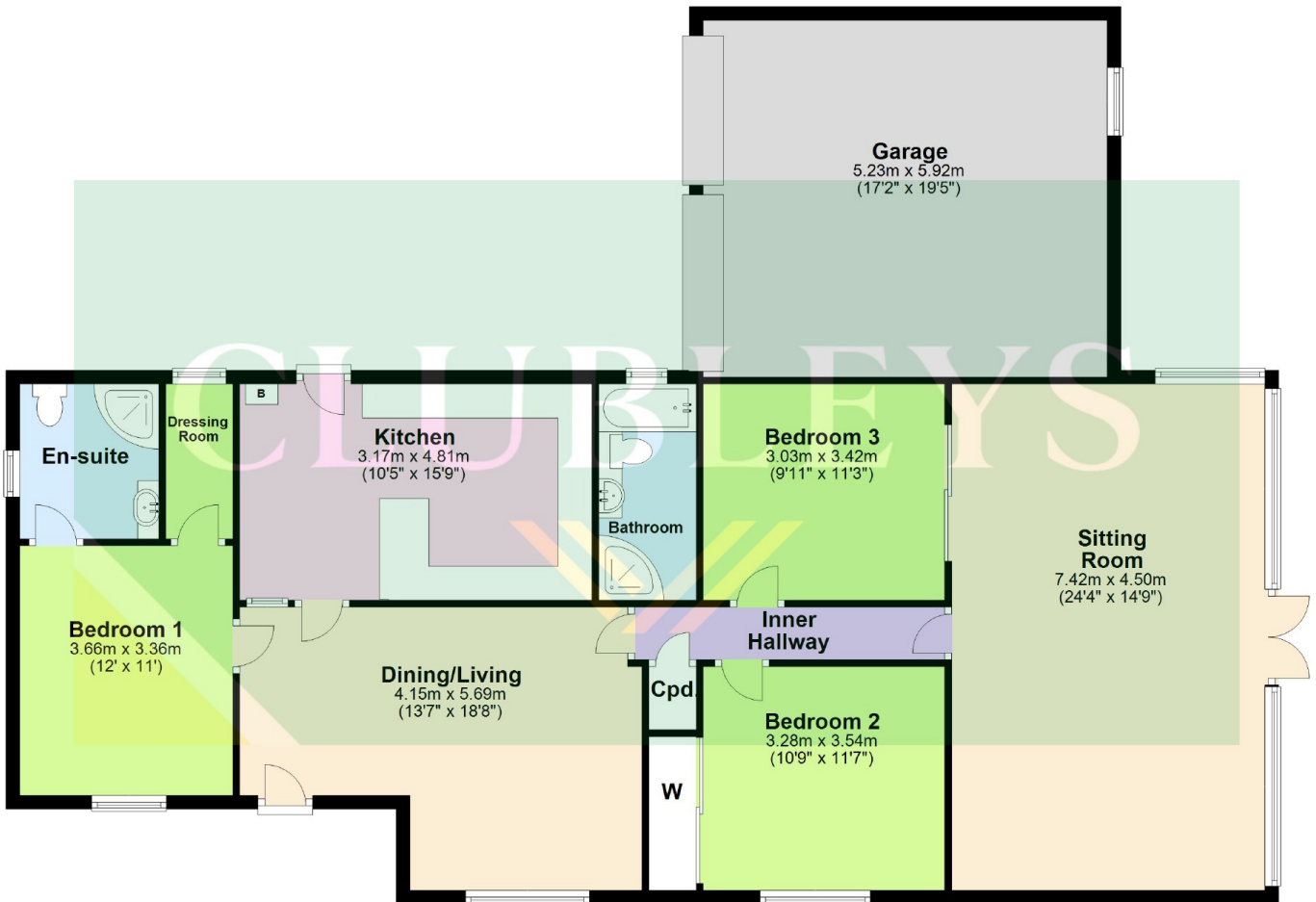
LOCAL AUTHORITY

East Riding of Yorkshire Council BAND D



Ground Floor

Approx. 126.2 sq. metres (1358.5 sq. feet)



Total area: approx. 126.2 sq. metres (1358.5 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.

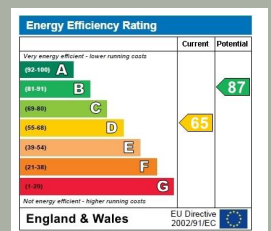
MORTGAGES

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 Clubleys & 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.



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