



43, Sands Lane,
Holme-On-Spalding-Moor, YO43 4HJ
£280,000



AGENTS NOTES

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 and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.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 Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk 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. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

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 a 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 representation 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.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

Welcome to this four-bedroom detached bungalow. The property is approached by a gated driveway, providing a practical parking space for several cars. Inside, you'll find a functional layout comprising a dining room, sitting room, inner hallway, and a practical white gloss kitchen. The accommodation includes four bedrooms and a bathroom, ensuring practical living spaces for everyday life. Outside, the front welcomes you with a low-maintenance gravelled garden, while the rear features a lawned garden for relaxation. Additional parking is available in front of the double garage, which comes equipped with a pit for maintenance and a brick-built store. This property offers a straightforward yet well-thought-out design, making it an ideal home for those who appreciate simplicity and functionality.

East Riding of Yorkshire Council BAND C. Tenure: Freehold.



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC front entrance door, laminate wood flooring, fitted cupboard.

OFFICE

2.80m x 1.36m (9'2" x 4'5")
Radiator, ceiling coving.

DINING ROOM

2.82m x 5.05m (9'3" x 16'6")
Laminate wood flooring, radiator, ceiling coving, archway to Sitting Room.

SITTING ROOM

3.24m x 5.37m (10'7" x 17'7")
Laminate wood flooring, multi fuel stove, stone hearth, brick surround, wooden mantle, part panelled walls, two radiators, ceiling coving.

KITCHEN

2.70m x 2.38m (8'10" x 7'9")
Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, eye level double oven, ceramic hob, extractor hood over, integrated dishwasher, integrated fridge/freezer, plumbing for automatic washing machine, plumbing for washing machine, PVC rear entrance door, recessed ceiling lights.

INNER HALL

Access to loft space, ceiling coving, fitted cupboard (ladder, light, part boarded, wall mounted gas fired central heating boiler).

BEDROOM ONE

2.96m x 3.58m (9'8" x 11'8")
Ceiling coving, radiator.

BEDROOM TWO

2.96m x 2.93m (9'8" x 9'7")
Ceiling coving, radiator.

BEDROOM THREE

2.47m x 2.89m max (8'1" x 9'5" max)
Radiator, fitted wardrobes with over head storage.

BEDROOM FOUR

2.90m x 2.89m (9'6" x 9'5")
Radiator, ceiling coving, fitted base unit, recessed ceiling lights.

BATHROOM

Four piece suite comprising step in shower cubicle, panelled bath, low flush W.C., pedestal wash hand basin, tiled floor, chrome heated towel rail, ceiling coving.

GARAGE

5.93m x 5.29m (19'5" x 17'4")
Electric door, power and light, side personnel door, car inspection pit, boarded loft over.

OUTSIDE**ADDITIONAL INFORMATION****SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

