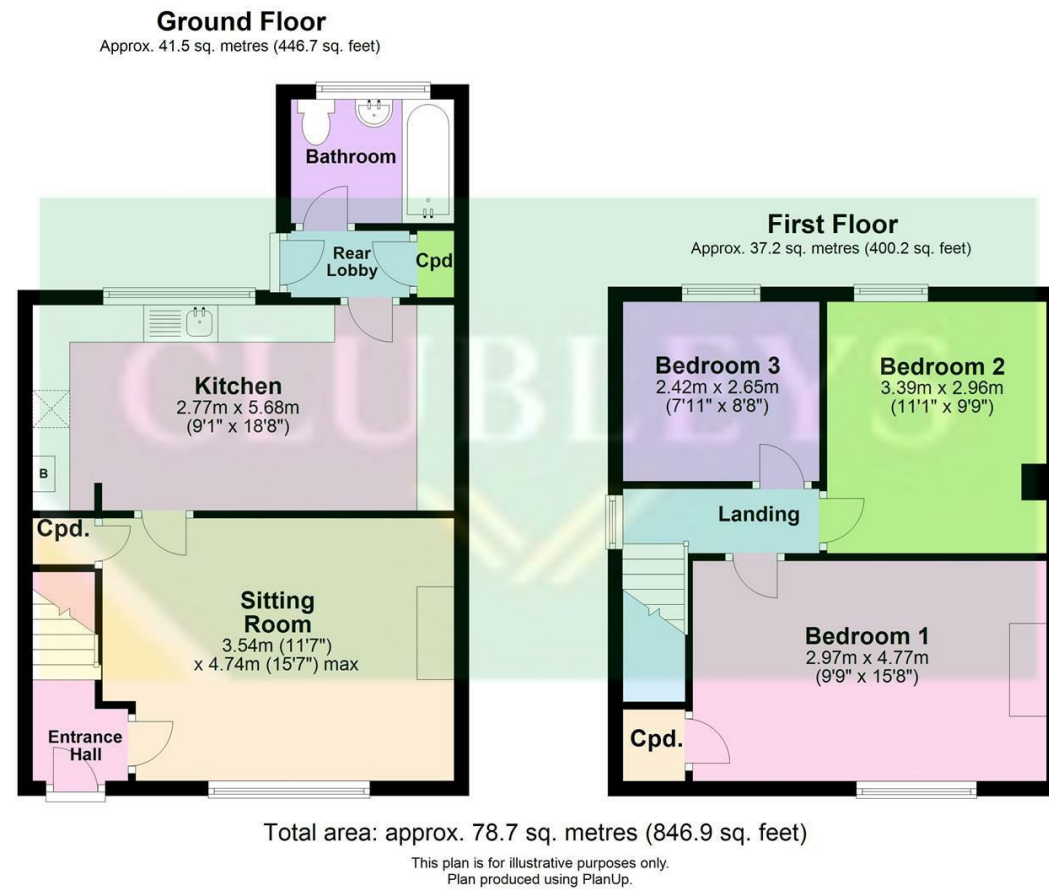




49, Back Lane,
Holme-On-Spalding-Moor, YO43 4AP
£160,000



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.

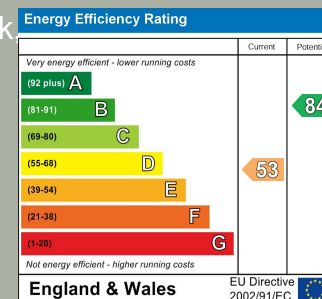
MORTGAGES

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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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.

Set on a generous plot, this three-bedroom semi-detached property is situated in a non-estate location, boasting ample space and potential for modernisation. Inside, the accommodation comprises an entrance hall, sitting room, dining kitchen, and a convenient downstairs bathroom. Upstairs, there are three bedrooms. While the interior presents an opportunity for modernisation, including updating the kitchen, bathroom, and décor, it offers the perfect canvas for personalisation and transformation into a dream home. Outside, there are lawned gardens to the front and rear, along with a convenient side driveway and garage, making it an ideal opportunity for those seeking to create their perfect living space. East Riding of Yorkshire Council Band A, Tenure Freehold.



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

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

SITTING ROOM

Radiator, fitted cupboard.

KITCHEN

Fitted with base units comprising work surfaces, single drainer sink unit. Plumbing for automatic washer, wall mounted gas fired central heating boiler, radiator, partially tiled walls.

REAR ENTRANCE

PVC rear entrance door, fitted cupboard.

BATHROOM

Three piece white suite comprising panelled bath with mixer shower attachment, pedestal wash hand basin and low flush, partially tiled walls.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM ONE

Fitted cupboard, radiator.

BEDROOM TWO

Radiator.

BEDROOM THREE

Radiator.

OUTSIDE

Outside, there are lawned gardens to the front and rear, along with a convenient side driveway and garage, making it an ideal opportunity for those seeking to create their perfect living space.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains gas, electricity, water and drainage.

APPLIANCES

No appliances have been tested by the Agent.

