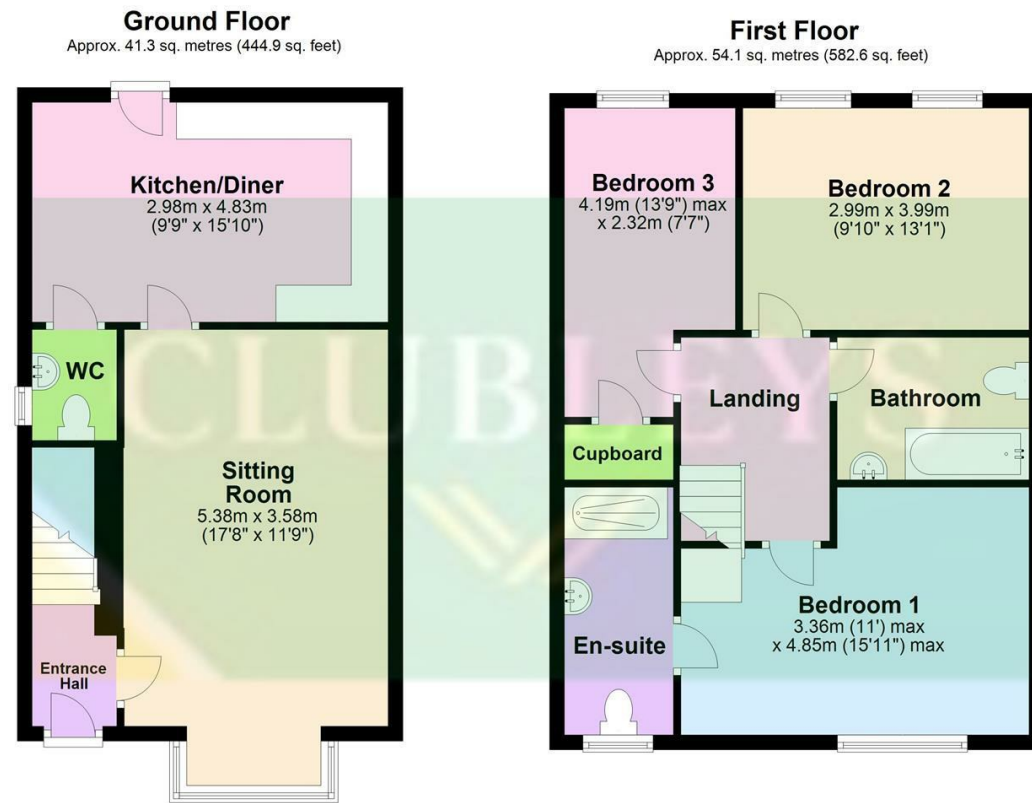


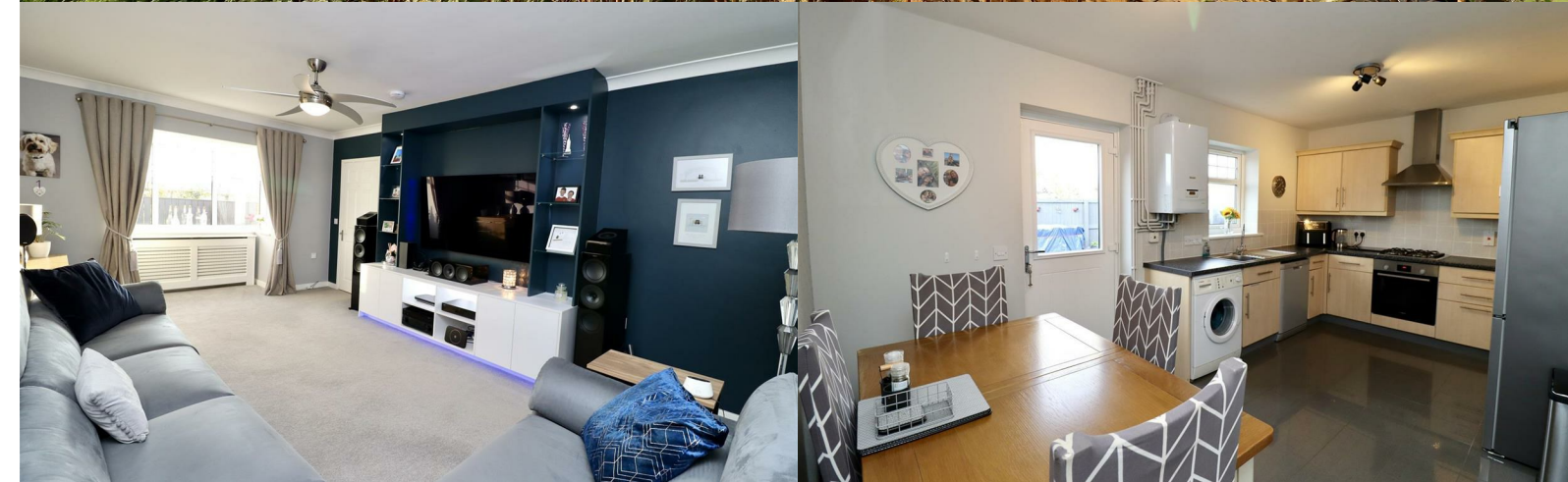


10, The Shires,
Holme on Spalding Moor, YO43 4EH
£180,000



Total area: approx. 95.5 sq. metres (1027.5 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.



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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	85
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 immaculately presented three-bedroom end terrace property. Located with picturesque views over fields and the morning sunrise. Step into the spacious sitting room featuring a media wall and a bay window. The well appointed kitchen/diner, complete with fitted units and ample space for a kitchen table is ideal for gatherings. A convenient downstairs cloakroom adds to the functional layout. Upstairs, discover three generously sized bedrooms, with the main bedroom boasting a modern en-suite with fitted storage. The white family bathroom completes this floor. Outside, the rear garden is lawned with fence boundaries providing privacy. Additionally, a fully insulated 20ft x 8ft shed with power and light offers versatile space for storage or a workshop.

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



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate flooring, radiator.

SITTING ROOM

5.38m x 3.58m (17'7" x 11'8")

Feature media wall, bay window to the front elevation. Television point, telephone point, ceiling coving, radiator.

KITCHEN/DINER

2.98m x 4.83m (9'9" x 15'10")

Fitted with a range of wall and base units comprising worksurfaces, electric oven, gas hob with extractor hood over. Single drainer stainless steel sink unit, wall mounted gas fired central heating boiler. Plumbing for automatic washing machine, plumbing for dishwasher. Rear entrance door, partially tiled walls, tiled flooring, radiator.

WC

Two piece white suite comprising low flush WC, wash hand basin with tiled splashback. Vinyl flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space which has the benefit of a light and is partially boarded, radiator.

BEDROOM ONE

3.36m x 4.85m (11'0" x 15'10")

Radiator.

EN-SUITE

Three piece white suite comprising step in shower cubicle, wash hand basin set in vanity unit and low flush WC. Fitted cupboard, radiator, extractor fan.

BEDROOM TWO

2.99m x 3.99m (9'9" x 13'1")

Radiator.

BEDROOM THREE

4.19m max x 2.32m (13'8" max x 7'7")

Fitted cupboard, radiator.

BATHROOM

Three piece white suite comprising panelled bath with mixer tap shower attachment, pedestal wash hand basin with tiled splashback, low flush WC. Extractor fan, radiator.

OUTSIDE

Outside, the rear garden is lawned with fence boundaries providing privacy. Additionally, a fully insulated 20ft x 8ft shed with power and light offers versatile space for storage or a workshop.

ADDITIONAL INFORMATION

SERVICES

Mains gas, electricity, water and drainage.

APPLIANCES

No appliances have been tested by the Agent.

