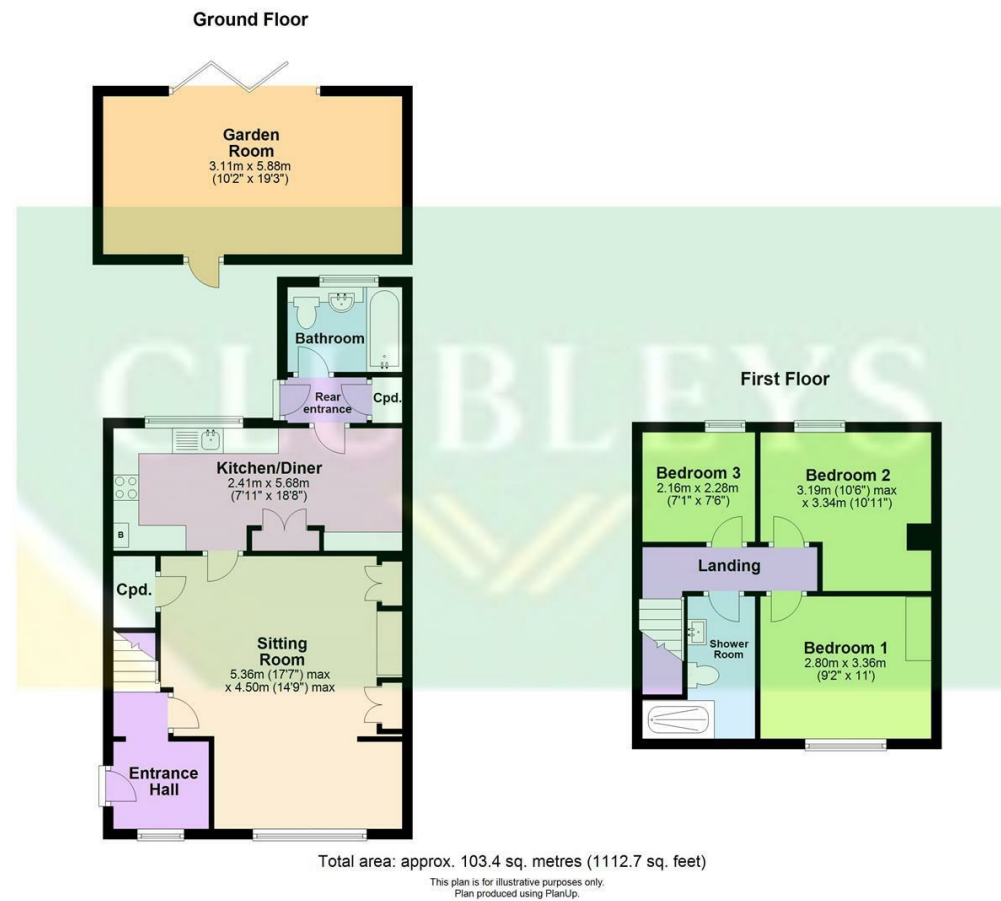




53, Back Lane,  
Holme-On-Spalding-Moor, YO43 4AP  
Offers Over £255,000



**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

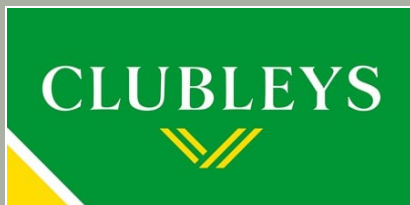
**FREE VALUATIONS FOR SALE**

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		84
(81-91)	B		
(69-80)	C	70	
(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 your dream home! The current owner has transformed this property, including a full renovation boasting a re-wire, new plastering, new boiler, and stunning new bathrooms and shower room. The heart of the home is its sleek, contemporary kitchen with ample space for dining, while the spacious and airy sitting room offers a perfect retreat for relaxation. Upstairs, three inviting bedrooms await, along with a modern shower room. But the real gem lies in the separate garden room - a versatile space ideal for play, or transforming into your own personal sanctuary, be it a home office, studio, or gym. Outside, the meticulously landscaped rear garden awaits, offering a tranquil haven for outdoor enjoyment, while the front offers ample parking on the driveway leading to the garage. Located in a non-estate position, this property offers both privacy and convenience. Don't miss your chance to make this stunning property your own!  
Tenure: Freehold. East Riding of Yorkshire Council BAND A.



www.clubleys.com



#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

Front entrance door, recessed ceiling lights, vertical radiator, stairs to first floor.

##### SITTING ROOM

5.36 x 4.50 (17'7" x 14'9")

Feature electric fire (inset), two cupboards to alcove, two vertical radiators, fitted cupboard, T.V. aerial point.

##### KITCHEN/DINER

2.41 x 5.68 (7'10" x 18'7")

Fitted with a range of wall and base units, work surfaces, single drain sink unit, electric oven, gas hob, extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, part tiled walls, breakfast bar, vertical radiator, recessed ceiling lights, engineered oak flooring, cupboard housing wall mounted gas fired central heating boiler.

##### REAR HALL

Fitted cupboard, PVC rear entrance door, engineered oak flooring.

##### BATHROOM

Three piece suite comprising panelled bath with shower over, shower screen, wash hand basin and low flush W.C., set in vanity unit, tiled floor, part tiled walls, ladder style heated towel rail, extractor over.

#### FIRST FLOOR ACCOMMODATION

##### LANDING

##### BEDROOM ONE

2.80 x 3.36 (9'2" x 11'0")

Radiator.

##### BEDROOM TWO

3.19 x 3.34 (10'5" x 10'11")

Radiator.

##### BEDROOM THREE

2.16 x 2.28 (7'1" x 7'5")

Radiator.

##### SHOWER ROOM

Three piece suite comprising walk in shower cubicle, low flush W.C., wash hand basin set in vanity unit, ladder style heated towel rail, recessed ceiling lights, part tiled walls, tiled floor, extractor.

#### SEPARATE GARDEN ROOM

3.11 x 5.88 (10'2" x 19'3")

Laminate wood flooring, recessed ceiling lights, bi-fold doors.

#### ADDITIONAL INFORMATION

##### SERVICES

Mains water, gas, electricity and drainage.

##### APPLIANCES

No appliances have been tested by the Agent.

