Ground Floor



Total area: approx. 103.4 sq. metres (1112.7 sq. feet)

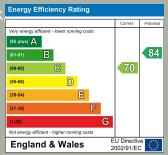
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuatic 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.



60 - 64 Market Place, Market Weighton, York Energy Efficiency Rating YO43 3AL 01430 874000

mw@clubleys.com



contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspect their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the propert

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.



53, Back Lane, Holme-On-Spalding-Moor, YO43 4AP £250,000



Welcome to your dream home! The current owner has transformed this property, including a full renovation 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.



ZOOPLO



Tenure: Freehold
East Riding of Yorkshire Council
Band: A

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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 u nit, 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, bifold doors.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.











