



12, Beacon View,
Holme-On-Spalding-Moor, YO43 4EF
£130,000



Total area: approx. 85.5 sq. metres (920.6 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			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.

OFFERING NO ONWARD CHAIN Introducing a mid-terrace three bedroom property located in a well-established residential area. Step into the inviting entrance hall, where a staircase leads to the first floor. The ground floor accommodation comprises a sitting room, a modern kitchen diner, a rear porch, once a WC, now a utility area. The first floor accommodation reveals three bedrooms and a well-appointed bathroom. Outside, the paved rear garden, bordered by fencing, boasts gated access and a convenient brick store. Embrace the opportunity to infuse your unique style and vision, as this property presents a canvas ripe for personalisation. East Riding of Yorkshire Council BAND A. Tenure: Freehold.



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, radiator, stairs to first floor.

SITTING ROOM

4.03 x 4.00 (13'2" x 13'1")

Wall mounted coal effect gas fire, wooden surround.

KITCHEN

2.69 x 5.85 (8'9" x 19'2")

Fitted with a range of wall and base units comprising work surfaces, single drain sink unit, recessed ceiling lights, radiator, laminate wood flooring, plumbing for dishwasher, electric oven, gas hob, extractor hood over.

REAR PORCH

PVC rear entrance door, plumbing for washing machine

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, radiator, airing cupboard housing hot water cylinder.

BEDROOM ONE

3.53 x 2.53 (11'6" x 8'3")

Radiator.

BEDROOM TWO

2.61 x 2.19 (8'6" x 7'2")

Radiator, fitted cupboard.

BEDROOM THREE

3.18 x 4.02 (10'5" x 13'2")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, low flush W.C., pedestal wash hand basin, radiator, part tiled walls.

OUTSIDE

Outside, the paved rear garden, bordered by fencing, boasts gated access and a convenient brick store.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

