



31, Sands Lane,
Holme-On-Spalding-Moor, YO43 4HJ
£260,000



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			86
(81-91) B			
(69-80) C		71	
(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.

Step into this recently updated detached bungalow, where modern comfort meets timeless charm. With a new roof, upgraded electrics, and fresh decoration. The renovations make it feel like a brand-new property, ready for you to call home. Inside, a spacious sitting room with dining area invites relaxation, while a forthcoming IKEA Havstorp kitchen, to be fitted in June 2024, promises culinary delights in light grey colour. The inner hallway leads to three bedrooms and a sleek modern shower room. Outside, the rear garden, complete with a paved patio, offers a serene retreat, while the front lawn and fenced boundaries exude curb appeal. With ample parking and a detached garage, this property ensures convenience and functionality. Seize this opportunity for effortless living, as this home awaits its fortunate new owner with no onward chain.

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



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THE ACCOMMODATION COMPRISES

SITTING ROOM

5.96m max x 5.39m max (19'6" max x 17'8" max)
 Wall mounted electric fire, two radiators, telephone point, T.V. aerial point, fitted cupboard, ceiling coving.

KITCHEN

2.66m x 2.45m (8'8" x 8'0")
 A forthcoming IKEA Havstorp kitchen in light grey is to be fitted in June 2024. This will include base units, worktop, stainless steel sink unit, induction hob with extractor hood, electric oven, integrated microwave, freestanding washing machine, freestanding dishwasher, tiled floor and Pvc rear entrance door.

INNER HALL

Access to loft space (part boarded, light), cupboard housing wall mounted gas fired central heating boiler.

BEDROOM ONE

2.98m x 3.58m (9'9" x 11'8")
 Radiator, ceiling coving.

BEDROOM TWO

2.98m x 2.89m (9'9" x 9'5")
 Radiator, ceiling coving, PVC door to garden.

BEDROOM THREE

2.44m max x 2.89m max (8'0" max x 9'5" max)
 Radiator, ceiling coving.

SHOWER ROOM

Recently fitted three piece suite comprising walk in shower cubicle, pedestal wash hand basin, low flush W.C., tiled floor, fully tiled walls, black ladder heated towel rail.

OUTSIDE

Outside, the rear garden, complete with a paved patio, offers a serene retreat, while the front lawn and fenced boundaries exude curb appeal. With ample parking and a detached garage.

GARAGE

Up and over door, power and light, side door.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

