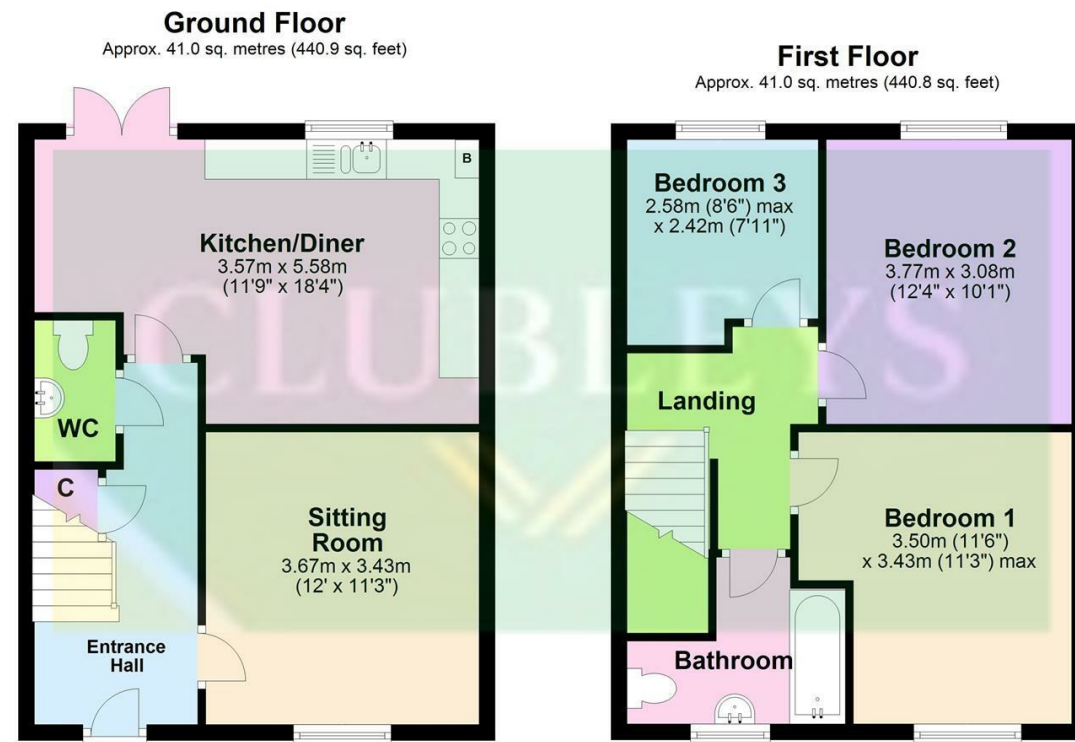




23, Brodwick Drive,
Holme On Spalding Moor, YO43 4HN
35% Shared Ownership £78,750



Total area: approx. 81.9 sq. metres (881.7 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

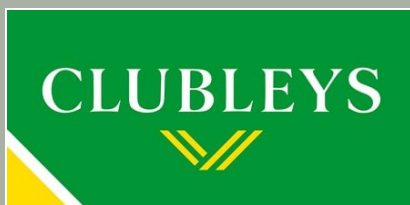
FREE VALUATIONS FOR SALE

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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YO43 3AL
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www.clubleys.com

| Energy Efficiency Rating | | Current | Potential |
|---|--|--------------|------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 95 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (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.

**** SHARED OWNERSHIP ** AFFORDABLE HOUSING **** Here's your perfect chance to step onto the property ladder! This stunning three-bedroom modern home is available through a shared ownership scheme, offering a 35% share that provides an affordable housing option to make your dream of owning a home a reality. Additionally, there's the option to purchase the full freehold share for £225,000. The ground floor features an entrance hall with a convenient WC, a cosy sitting room, and a sleek kitchen/diner with French doors opening to the garden. Upstairs, there are three well-proportioned bedrooms and a modern bathroom. Outside, there are two parking spaces at the front and side access to a generously sized rear garden. This enclosed space, primarily laid to lawn, features a patio area perfect for enjoying sunny al fresco dining during the summer. Don't miss this fantastic opportunity contact us today to arrange a viewing.
Tenure: Leasehold. East Riding of Yorkshire Council Band B.



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, cupboard under stairs with telephone point, radiator. Stairs leading to first floor.

WC

Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splashback, radiator, recessed ceiling lights.

SITTING ROOM

3.67m x 3.43m (12'0" x 11'3")
 Radiator, Television points.

KITCHEN / DINER

3.57m x 5.58m (11'8" x 18'3")
 Fitted with a range of grey gloss wall and base units comprising work surfaces, eye level double oven, ceramic hob with extractor hood over. Plumbing for automatic washer, radiator, PVC French doors leading to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM ONE

3.50m x 3.43m max (11'5" x 11'3" max)
 Radiator, television point.

BEDROOM TWO

3.77m x 3.08m (12'4" x 10'1")
 Radiator, television point.

BEDROOM THREE

2.58m max x 2.42m (8'5" max x 7'11")
 Radiator, television point.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC, pedestal was hand basin. Chrome heated towel radiator, recessed ceiling lights, extractor fan.

OUTSIDE

Outside, there are two parking spaces at the front and side access to a generously sized rear garden. This enclosed space, primarily laid to lawn, features a patio area perfect for enjoying sunny al fresco dining during the summer.

ADDITIONAL INFORMATION

The vendor has informed us they currently pay £374.89 monthly rent based on a 35% shared ownership. In addition to this there is a service charge of £22.14 monthly. These payments are in addition to any mortgage payments and will be confirmed with Solicitors. Any interested parties MUST check their eligibility for the purchase with the following link. <https://apply.yorkshirehousing.co.uk/ApplyOnline/LowCc>

SERVICES

Mains electricity, gas, water and drainage.

APPLIANCES

No appliances have been tested by the Agent.

