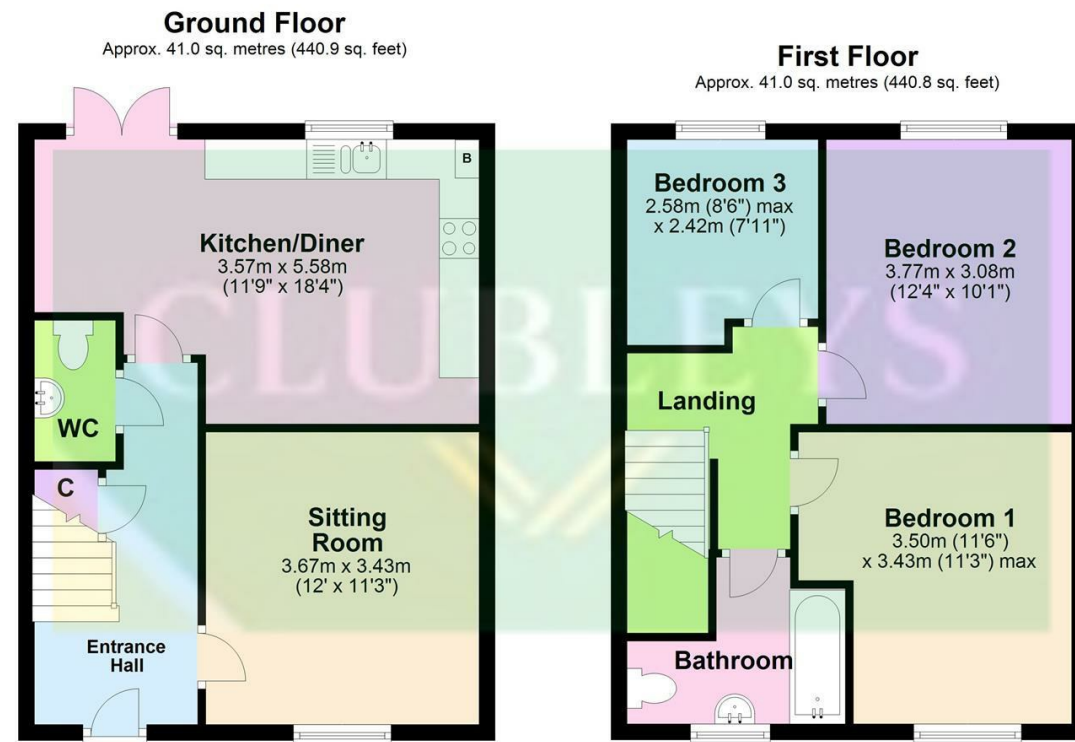




23, Brodwick Drive,  
Holme On Spalding Moor, YO43 4HN  
£225,000



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.



60 - 64 Market Place, Market Weighton, York  
YO43 3AL  
01430 874000  
mw@clubleys.com  
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.

Situated in a desirable development, this modern three-bedroom semi-detached house offers all the qualities of a modern family home. Built in 2022, it boasts stylish, contemporary fixtures and fittings throughout. On the ground floor, you'll find an entrance hall with a convenient WC, a cosy sitting room, and a sleek kitchen/diner with French doors opening to the garden. The upper floor hosts 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 alfresco dining during the summer. Don't miss this fantastic opportunity. Contact us today to arrange a viewing. Tenure: Freehold. 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**

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 informs us that there is a service charge of £13.19 per month. The breakdown of this is as follows : Garden maintenance £6.67, administration £0.67, management fee £5.10 and reserve fund £0.75.

**SERVICES**

Mains electricity, gas, water and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

