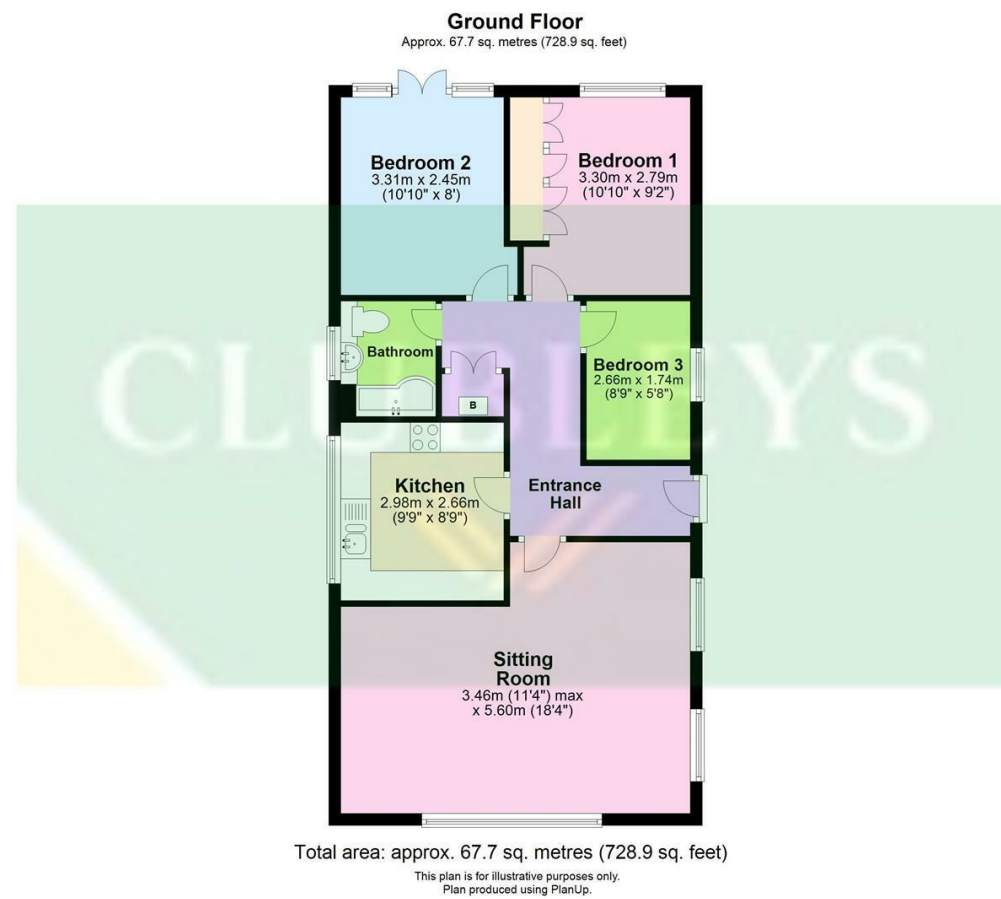




75, Old Road,
York, Holme-On-Spalding-Moor, YO43 4AE
£210,000



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			
(81-91) B			
(69-80) C		70	86
(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.

Welcome to this charming detached three-bedroom bungalow, situated on the outskirts of the village in a desirable non-estate location. This delightful property, offered with no onward chain, features an entrance hall leading to a spacious sitting room at the front, a well-appointed kitchen, and three comfortable bedrooms, two of which overlook the beautifully maintained rear garden. The modern bathroom and good condition throughout make it ready for new owners to personalise. The meticulously cared-for gardens enhance the appeal, with the front garden primarily laid to lawn with a flower border. A gated side driveway provides ample parking and leads to a detached garage. The sunny rear garden boasts paved seating areas, a lawn, and brick borders filled with established flowers, all enclosed by fence boundaries with side gated access. This bungalow is a perfect blend of comfort and tranquillity, ready to become your dream home.

Tenure: Freehold. East Riding of Yorkshire Council Band: B



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC front entrance door, laminate wood flooring, fitted cupboard housing wall mounted gas fired central heating boiler, radiator, ceiling coving.

SITTING ROOM

3.46 x 5.60 (11'4" x 18'4")

Wall light points, laminate wood flooring, T.V. aerial point, radiator, ceiling coving.

KITCHEN

2.98 x 2.66 (9'9" x 8'8")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl ceramic sink unit, electric oven and gas hob with extractor hood over, integrated fridge, plumbing for automatic washing machine, part tiled walls, tiled floor, recessed ceiling lights, ceiling coving.

BEDROOM ONE

3.30 x 2.79 (10'9" x 9'1")

Fitted wardrobes, radiator.

BEDROOM TWO

3.31 x 2.45 (10'10" x 8'0")

PVC french doors to rear garden, radiator.

BEDROOM THREE

2.66 x 1.74 (8'8" x 5'8")

Radiator.

BATHROOM

Three piece white suite comprising "P" shaped panelled bath with shower over, shower screen, wash hand basin set in vanity unit, low flush W.C., fully tiled walls, tiled floor, extractor.

OUTSIDE

The meticulously cared-for gardens enhance the appeal, with the front garden primarily laid to lawn with a flower border. A gated side driveway provides ample parking and leads to a detached garage. The sunny rear garden boasts paved seating areas, a lawn, and brick borders filled with established flowers, the addition of two greenhouses, all enclosed by fence boundaries with side gated access.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

