



5, Little End,  
Holme On Spalding Moor, YO43 4DS  
£145,000



**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.

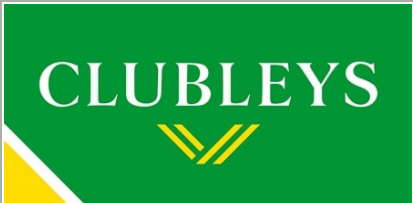
**OPENING HOURS**  
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**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		90
(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.



A charming two-bedroom terraced property situated in a quiet location towards the outskirts of this popular village. The accommodation comprises to the ground floor sitting room, breakfast kitchen and bathroom. To the first floor are two bedrooms. To the rear of the property is a paved patio area, beyond which is a good sized, well maintained detached lawned garden, with off street parking for two vehicles. With the added benefit of no onward chain, viewing is highly recommended.

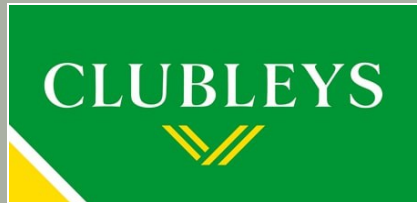
East Riding of Yorkshire Council Tax Band: A. Tenure: Freehold.



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Tenure: Freehold  
East Riding of Yorkshire Council  
Band: A

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THE ACCOMMODATION COMPRISES

SITTING ROOM

3.61m x 3.94m (11'10" x 12'11" )  
Front entrance door, stone flagged hearth, radiator,  
TV aerial point, fitted cupboard.

BREAKFAST KITCHEN

2.45m 3.92 (8'0" 12'10")  
Fitted with a range of wall and floor units incorporating  
work surfaces, stainless steel sink unit, part tiled  
walls, radiator, door to stairs leading to first floor.

REAR ENTRANCE/UTILITY

Rear entrance door, plumbing for automatic washing  
machine, wall mounted gas fired central heating  
boiler.

BATHROOM

Three piece suite comprising low flush WC, pedestal  
hand wash basin, panelled bath with shower over and  
shower screen, part tiled walls, extractor fan,  
laminate flooring, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to roof space.

BEDROOM ONE

3.61m x 3.94m (11'10" x 12'11" )  
Radiator x 2.

BEDROOM TWO

2.43m x 3.01m (7'11" x 9'10")  
Radiator.

OUTSIDE

To the rear of the property is a paved patio area,  
beyond which is a good sized, well maintained  
detached lawned garden, with off street parking for  
two vehicles.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agents.

