



24, Baileywood Lane,  
Holme-On-Spalding-Moor, YO43 4ER  
£170,000



**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

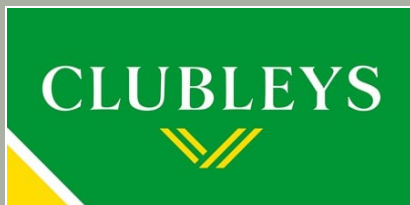
**FREE VALUATIONS FOR SALE**

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		
(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.

This two-bedroom semi-detached bungalow is a fantastic opportunity for those seeking a blank canvas to create their ideal home, all with the benefit of no onward chain. Situated among similar properties, this well-maintained property offers a spacious sitting room, fitted kitchen, two bedrooms, and a modern wet room. The interior is in good order and features neutral tones throughout, providing a versatile backdrop for your personal style. Outside, enjoy a front and rear garden with a summer house, along with a side driveway for convenient off-road parking.

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



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#### THE ACCOMMODATION COMPRISES

##### KITCHEN

4.53 x 2.09 (14'10" x 6'10")

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, electric oven and hob, extractor hood over, plumbing for automatic dishwasher or automatic washing machine, breakfast bar, radiator, ceiling coving, recessed ceiling lights, part tiled walls, PVC side entrance door, telephone point.

##### SITTING ROOM

4.53 x 3.47 (14'10" x 11'4")

Radiator, ceiling coving, T.V. aerial point.

##### INNER HALL

Fitted cupboard, access to loft space.

##### BEDROOM ONE

4.37 x 2.56 (14'4" x 8'4")

Radiator.

##### BEDROOM TWO

2.36 x 3.05 (7'8" x 10'0")

Radiator, cupboard housing wall mounted gas fired central heating boiler.

##### WET ROOM

Three piece suite comprising electric shower, wash hand basin, low flush W.C., chrome towel rail, part tiled walls.

##### OUTSIDE

The front garden is lawned with hedge boundaries, while the rear garden features a paved patio area leading onto a lawned space with fence boundaries and a summer house. There is also a side driveway providing parking.

##### ADDITIONAL INFORMATION

##### SERVICES

Mains water, gas, electricity and drainage.

##### APPLIANCES

No appliances have been tested by the Agent.

