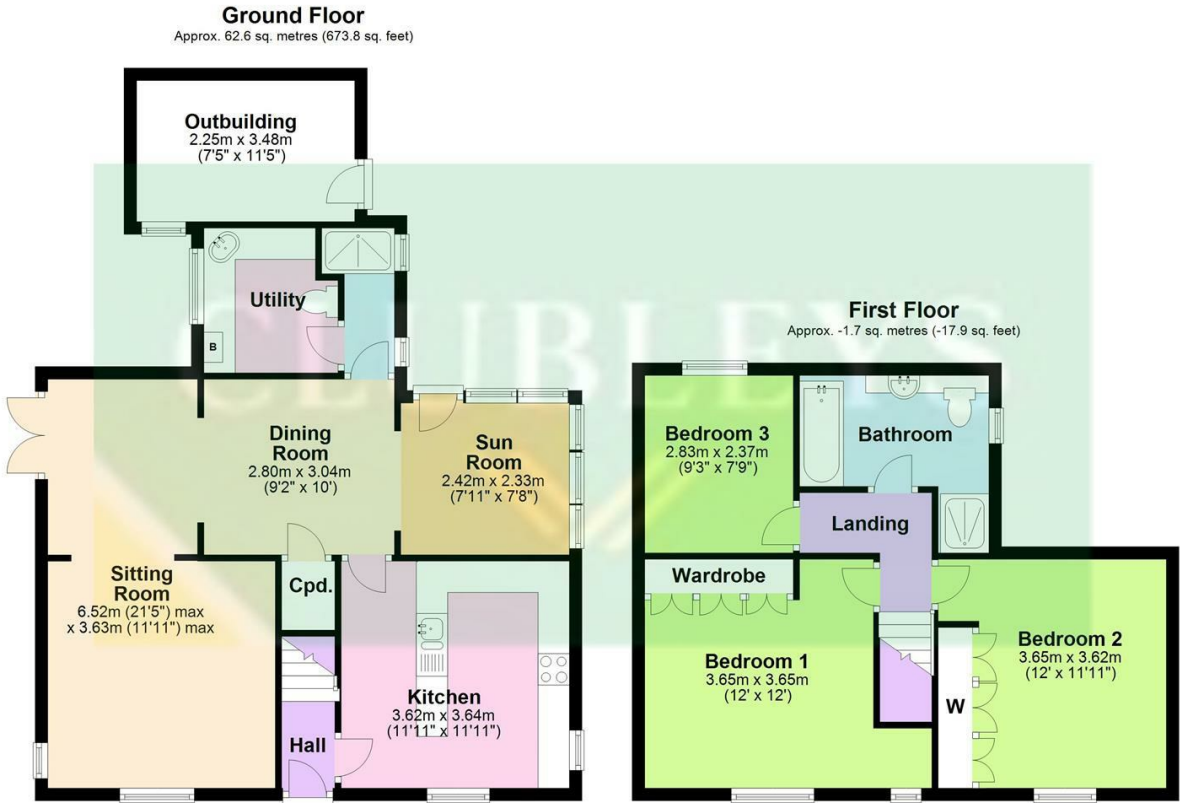




34, Selby Road,  
Holme-On-Spalding-Moor, YO43 4ES  
£250,000



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**

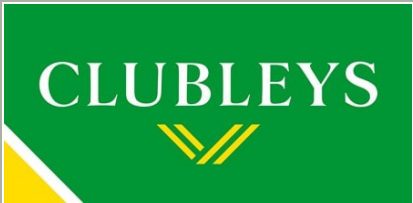
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any 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.

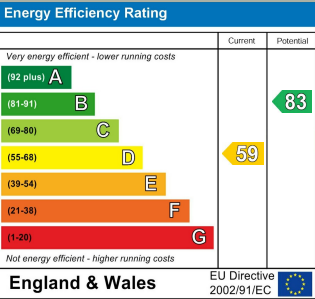


This charming double-fronted detached three-bedroom family home is perfectly situated on the outskirts of the village, just a short walk away. Offering spacious living accommodation, the property is well-suited to a variety of buyers. The ground floor includes a bright sunroom, a dining room, a cosy sitting room, a kitchen, and the convenience of a utility room with a shower. Upstairs, there are three well-proportioned bedrooms and a generous family bathroom. Additionally, there is an outbuilding attached at the rear, offering a potential space that could be converted into a home office or gym, currently used as a storeroom. Outside, the property boasts a gravelled front area with a neat hedge and off-street parking. To the rear, there is a covered seating area, perfect for relaxation. Separate from the house is a good-sized garden where the current owners have begun creating distinct areas, featuring raised beds, paths, seating spaces, a summer house, and a garden shed. While the home is in good order, it also presents the opportunity for a new owner to add their personal touch.

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



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



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.

rightmove

www.clubleys.com

ZOOPLA



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door.

### KITCHEN

3.62 x 3.64 (11'10" x 11'11")

Fitted with a range of wall and base units comprising 1.5 bowl stainless steel sink unit, eye level oven, gas hob, extractor hood over, integrated fridge, integrated dishwasher, ceiling coving, wall lights, tiled floor, radiator.

### DINING ROOM

2.80 x 3.04 (9'2" x 9'11")

Wooden flooring, ceiling coving, two radiators, archway to

### SUN ROOM

2.42 x 2.33 (7'11" x 7'7")

Wooden flooring, wall lights, radiator, PVC stable rear entrance door.

### SITTING ROOM

6.52 x 3.63 (21'4" x 11'10")

Wooden flooring, ceiling coving, feature fire surround and hearth, wall lights.

### UTILITY ROOM

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, low flush W.C., tiled floor, chrome heated towel rail.

### SHOWER ROOM

Step in shower cubicle, chrome towel rail, fully tiled walls, tiled floor.

### FIRST FLOOR

#### LANDING

Access to loft space.

#### BEDROOM ONE

3.65 x 3.65 (11'11" x 11'11")

Fitted wardrobes to one wall, radiator, ceiling coving.

#### BEDROOM TWO

3.65 x 3.62 (11'11" x 11'10")

Fitted wardrobes to one wall, radiator, ceiling coving.

#### BEDROOM THREE

2.83 x 2.37 (9'3" x 7'9")

Fitted wardrobes, matching drawers, radiator, ceiling coving.

#### BATHROOM

Four piece suite comprising panelled bath, wash hand basin and low flush W.C., set in vanity unit, step in shower cubicle, laminate wooden flooring, part tiled walls, radiator, ceiling coving.

#### OUTSIDE

To the rear, there is a covered seating area, perfect for relaxation. Separate from the house is a good-sized garden where the current owners have begun creating distinct areas, featuring raised beds, paths, seating spaces, a summer house, and a garden shed.

#### OUTBUILDING

There is a potential space that could be converted into a home office or gym. The room features a separate door, windows, a tiled floor, multiple power sockets, and heating (currently disconnected, as the space is being used as a storeroom).

#### ADDITIONAL INFORMATION

#### SERVICES

Mains water, gas, electricity and drainage.

#### APPLIANCES

No appliances have been tested by the Agent.

