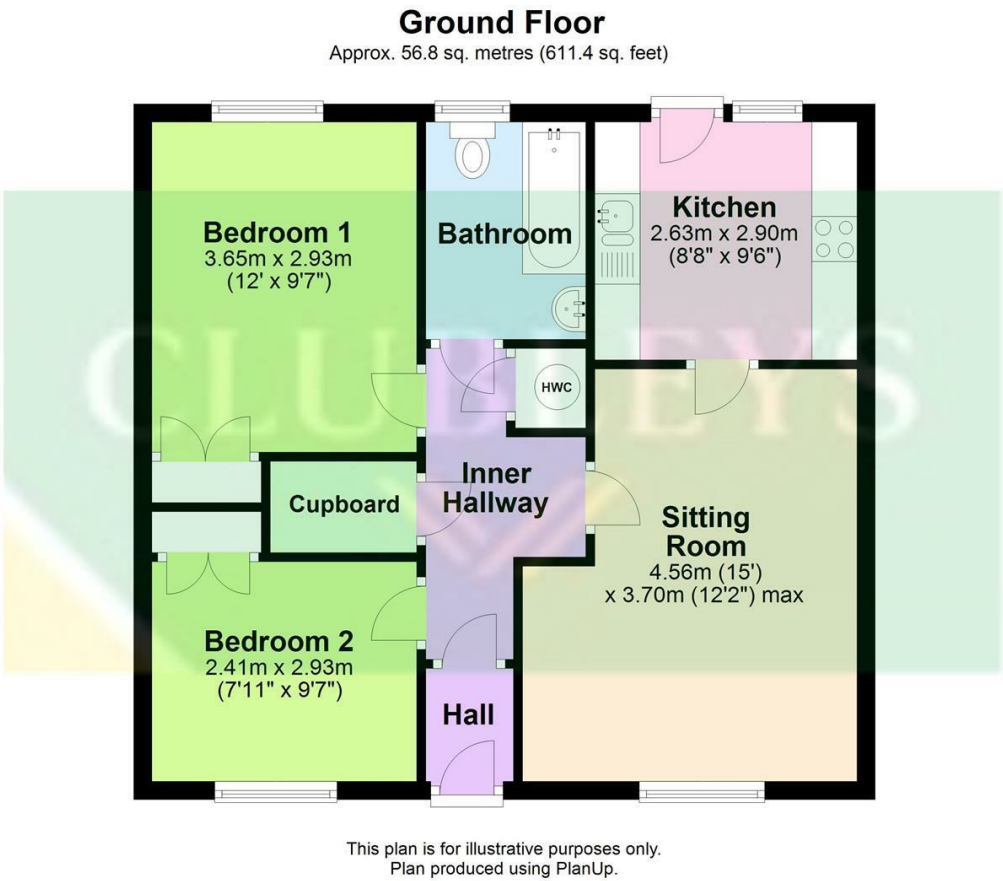




18, Springfield Estate,  
Holme-On-Spalding-Moor, YO43 4AS  
75% Shared Ownership £115,000



**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.

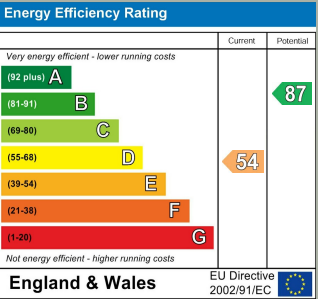
**MORTGAGES**

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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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.

Discover peaceful living in this charming semi-detached two-bedroom bungalow, designed exclusively for the over 55s with a 75% shared ownership through Anchor Housing, offering a hassle-free lifestyle. Set on a generous plot with well-maintained front and rear gardens, the property enjoys tranquil views overlooking open fields. The accommodation features a welcoming entrance hall, a bright sitting room, a fitted kitchen, and a modern bathroom. With no onward chain, a driveway, and garage, this is the ideal retirement home. Tenure: Leasehold. East Riding of Yorkshire Council BAND B.



www.clubleys.com







Tenure: Leasehold  
East Riding of Yorkshire Council  
Band: B

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Two fitted cupboards, one housing the hot water cylinder. Wall-mounted electric heater and access to loft space.

SITTING ROOM

4.56m x 3.70m max (14'11" x 12'1" max)  
Wall-mounted electric heater, ceiling coving, TV aerial outlet, telephone point.

KITCHEN

2.63m x 2.90m (8'7" x 9'6")  
Fitted with a range of wall and base units comprising work surfaces, a 1.5 bowl stainless steel sink unit, eye-level oven, electric hob with extractor above, plumbing for an automatic washer, part-tiled walls, and a PVC rear entrance door.

BEDROOM 1

3.65m x 2.93m (11'11" x 9'7")  
Wall-mounted electric heater, fitted wardrobe, ceiling coving.

BEDROOM 2

2.41m x 2.93m (7'10" x 9'7")  
Wall-mounted electric heater, fitted wardrobe.

BATHROOM

Three-piece suite comprising a panelled bath with shower over and shower screen, pedestal wash hand basin, low flush WC, and part-tiled walls.

OUTSIDE

Set on a generous plot with well-maintained front and rear gardens, the property enjoys tranquil views overlooking open fields, along with a driveway and garage.

GARAGE

Up and over door, side personal door, power and light.

ADDITIONAL INFORMATION

The current vendor has informed us of the following:  
The lease is for 125 years, with 97 years remaining.  
The annual ground rent is currently £102.40, and there is an Estate Service Charge of £123.47 on the remaining 25% share. All of the above will be confirmed by solicitors.

SERVICES

Mains water, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

