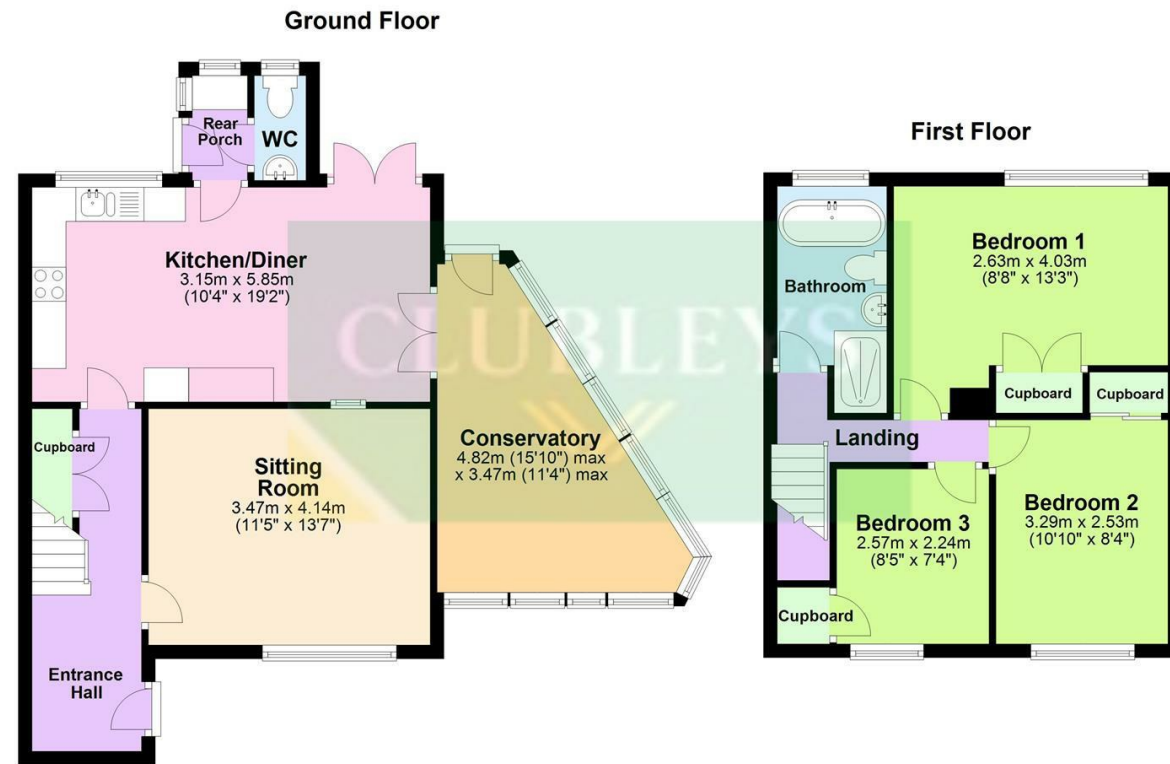




4, Beacon View,
Holme-On-Spalding-Moor, YO43 4EF
£170,000



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(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 three-bedroom end-terrace property situated on a generous corner plot, offers gardens to three sides providing plenty of outdoor space. The accommodation begins with an inviting entrance hall, where stairs lead to the first floor. The ground floor features a spacious sitting room and a recently upgraded kitchen/diner, offering modern fittings and ample room for dining. There is also the added convenience of a rear entrance, a downstairs WC, and a conservatory that brings in an abundance of natural light. Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom complete with both a bath and a shower. Outside, the wraparound gardens are enclosed by fence boundaries and include a brick-built store and gated access to the rear. The property is offered with NO ONWARD CHAIN, making it an excellent opportunity for buyers seeking a move-in ready home.

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



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC front entrance door, laminate wood flooring, stairs to the first floor, and an under-stairs cupboard.

SITTING ROOM

3.47 x 4.14 (11'4" x 13'6")

An open fire with a brick fireplace, a tiled hearth, laminate wood flooring, and a radiator.

KITCHEN/DINER

3.15 x 5.85 (10'4" x 19'2")

Fitted with a range of wall and base units, comprising work surfaces, a 1.5-bowl sink unit, an electric oven and hob with an extractor above, a TV aerial point, a radiator, and French doors leading to the garden and conservatory.

REAR PORCH

Work surface, rear entrance stable door, and laminate wood flooring.

W.C.

Two-piece suite comprising a low flush W.C. and wash hand basin, with part-panelled walls and laminate wood flooring.

CONSERVATORY

4.82 x 3.47 (15'9" x 11'4")

PVC windows on a dwarf wall, polycarbonate roof, PVC rear entrance door, and tiled floor.

LANDING

Access to loft space, radiator.

BEDROOM ONE

2.63 x 4.03 (8'7" x 13'2")

Fitted cupboard, radiator.

BEDROOM TWO

3.29 x 2.53 (10'9" x 8'3")

Fitted wardrobes, radiator.

BEDROOM THREE

2.57 x 2.24 (8'5" x 7'4")

Fitted cupboard, laminate wood flooring, radiator.

BATHROOM

Four-piece suite comprising a step-in shower cubicle, low flush W.C., wash hand basin, freestanding bath, chrome heated towel rail, part-panelled walls, and laminate wood flooring.

OUTSIDE

Outside, the wraparound gardens are enclosed by fence boundaries and include a brick-built store and gated access to the rear.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

