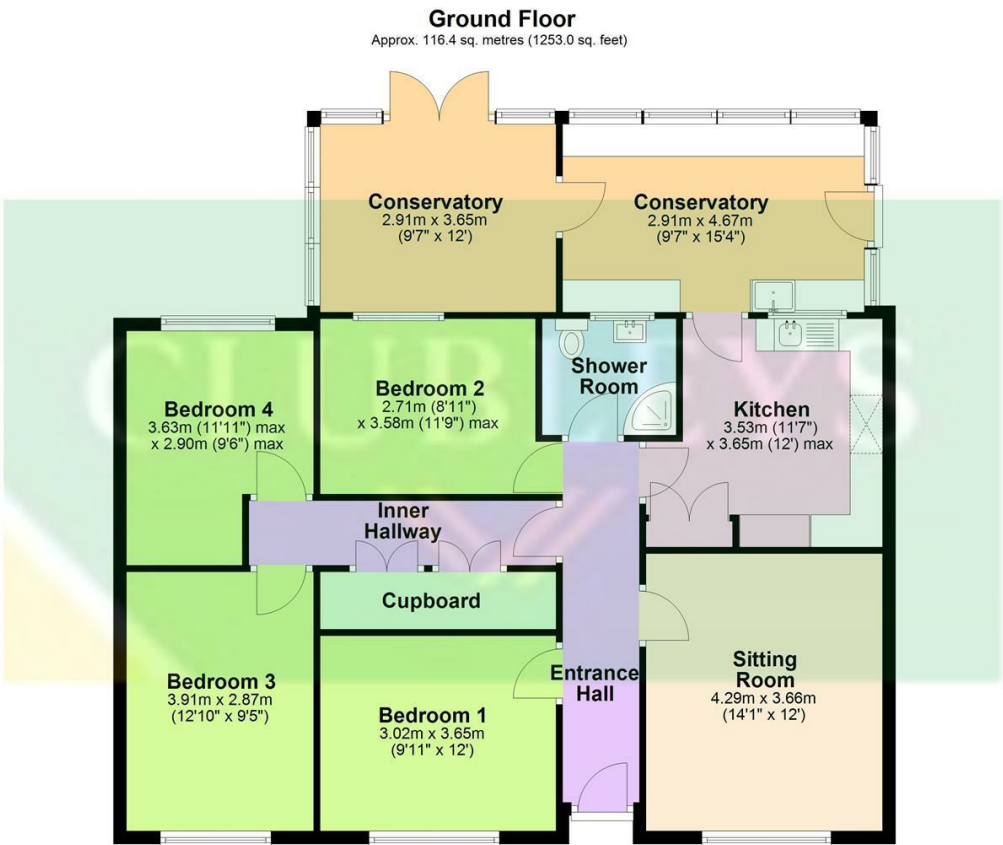




12, Holme Close,  
Holme-On-Spalding-Moor, YO43 4ET  
Offers Over £300,000



Total area: approx. 116.4 sq. metres (1253.0 sq. feet)

**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.

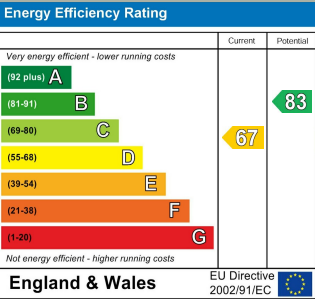
**MORTGAGES**

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.



**\*\* VIDEO TOUR \*\*** This charming detached bungalow, offered with no onward chain, is nestled at the end of a peaceful cul-de-sac. Set on an enviable gated plot, it boasts a beautifully maintained rear garden and an expansive additional garden to the side. Inside, the home is in excellent condition, featuring a cosy sitting room, a well-appointed kitchen, and a thoughtfully partitioned conservatory—one side serving as a practical utility space, ideal for freshening up after outdoor activities, while the other provides a tranquil day room. With four generously sized bedrooms and a contemporary shower room, this home is a rare gem. The outdoor space is a standout feature, offering a paved patio, a well-kept lawn, and secure fence and hedge boundaries. The side garden enhances the property's versatility, featuring a large garage, a large shed, and a spacious lawned area—ideal for additional storage, caravans, or extra vehicle parking. Completing the home, the front of the property boasts a gated block-paved driveway alongside a neatly maintained lawned garden.  
Tenure: Freehold. East Riding of Yorkshire council BAND D.



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## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

PVC front entrance door, radiator, access to loft space, ceiling coving.

### SITTING ROOM

4.29m x 3.66m (14'0" x 12'0")

Ceiling coving, radiator.

### KITCHEN

3.53m x 3.65m max (11'6" x 11'11" max)

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit and drainer, plumbing for automatic dishwasher, cupboard, ceiling coving, radiator, extractor hood.

### BEDROOM ONE

3.02m x 3.65m (9'10" x 11'11")

Ceiling coving, radiator.

### BEDROOM TWO / DINING ROOM

2.71m x 3.58m max (8'10" x 11'8" max )

Ceiling coving, radiator.

### INNER HALLWAY

Storage cupboard, ceiling coving, radiator.

### BEDROOM THREE

3.91m x 2.87m (12'9" x 9'4")

Radiator, ceiling coving.

### BEDROOM FOUR

3.63m max x 2.90m max (11'10" max x 9'6" max)

Radiator, ceiling coving, French doors to conservatory.

### SHOWER ROOM

Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin set in vanity unit, part tiled walls, tiled floor, central heating radiator.

### CONSERVATORY

Currently with a partitioned wall with one area currently utilised as a utility area. Ceiling coving, radiator. Fitted with a range of base units comprising work surfaces, plumbing for automatic washing machine, ceramic sink unit, PVC rear entrance door, PVC windows, french doors to rear garden.

### OUTSIDE

The outdoor space is a standout feature, offering a paved patio, a well-kept lawn, and secure fence and

hedge boundaries. The side garden enhances the property's versatility, featuring a large garage, a large shed, and a spacious lawned area—ideal for additional storage, caravans, or extra vehicle parking. Completing the home, the front of the property boasts a gated block-paved driveway alongside a neatly maintained lawned garden.

### GARAGE

7.26m x 5.00m (23'9" x 16'4")

Power and light, personnel door, up and over door.

### SHED

2.51m x 5.50m (8'2" x 18'0" )

### ADDITIONAL INFORMATION

### SERVICES

Mains water, drainage, gas and electric.

### APPLIANCES

No appliances have been tested by the Agent.

