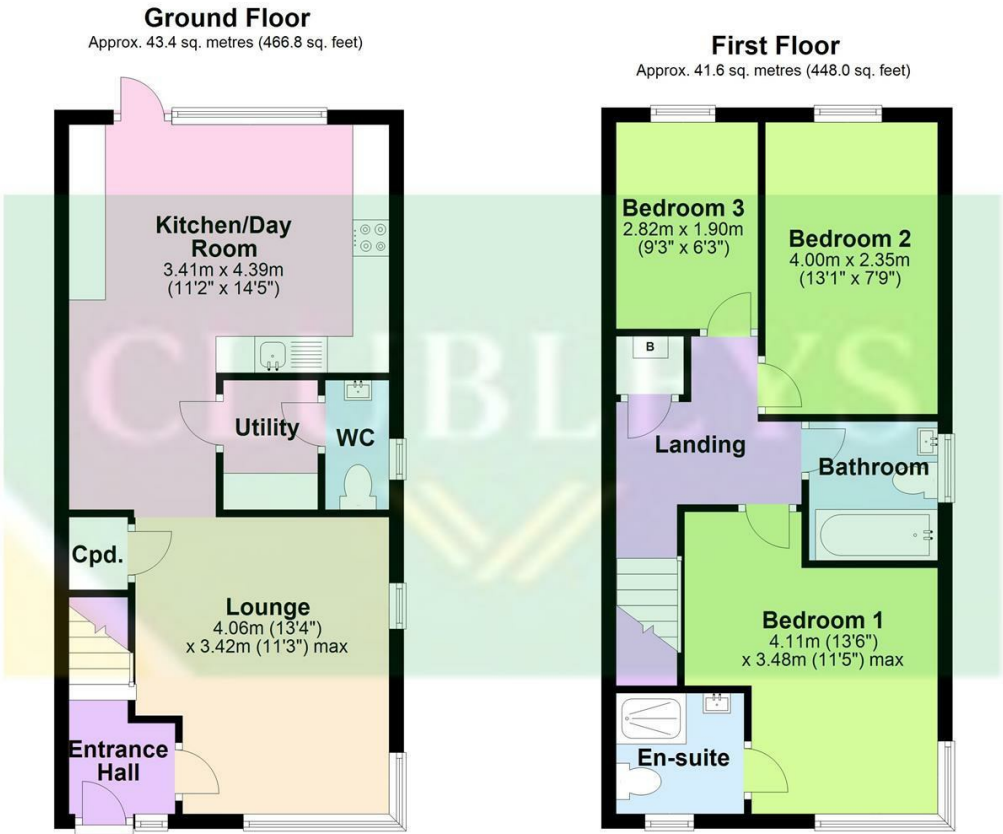




19, The Pastures,  
Holme-On-Spalding-Moor, YO43 4FL  
Offers Over £230,000



Total area: approx. 85.0 sq. metres (914.8 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

**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.

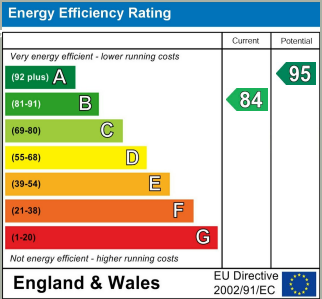
**MATERIAL INFORMATION**  
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**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](mailto: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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YO43 3AL  
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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.

Built in 2020 by Ward Homes Yorkshire, this beautifully designed three-bedroom semi-detached home sits proudly at the entrance of an exclusive development. Tailored for contemporary living, the heart of the home is a stunning open-plan dining kitchen overlooking the rear garden. The utility room, a cloakroom, and a cosy sitting room complete the ground floor. To the first floor, this offers three bedrooms, including a master bedroom with an en-suite shower room, as well as a family bathroom. Outside, a private side driveway offers ample parking, while the front and rear gardens provide lovely spaces to relax and enjoy. This property truly blends comfort, style, and practicality in a desirable location.  
Tenure: Freehold. East Riding of Yorkshire Council BAND: B.



[www.clubleys.com](http://www.clubleys.com)







Tenure: Freehold  
East Riding of Yorkshire Council  
Band: B

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite front entrance door, stairs to first floor, radiator.

LOUNGE

4.06 x 3.42 max. (13'3" x 11'2" max.)  
Media panel including 4 main sockets, T.V. , satellite and telephone point, understairs cupboard, radiator.

KITCHEN/DAY ROOM

3.41 x 4.39 (11'2" x 14'4")  
Fitted with a range of wall and base units comprising Krion K-life worktop, Neff eye level electric oven, AEG induction hob, Elica Sklock built in extractor, CDA integrated fridge/freezer, integrated AEG dishwasher, Krion integrated sink, PVC door to rear garden, recessed LED ceiling lights, T.V. aerial point, radiator, luxury vinyl tile flooring.

UTILITY

Work surfaces to match kitchen, plumbing for automatic washer, space for tumble dryer, tiled flooring, extractor fan, radiator.

W.C.

Two piece white suite comprising low flush W.C., with soft close seat and cover, wash hand basin with tiled splashback, tiled flooring, extractor fan, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Cupboard housing wall mounted gas fired central heating boiler, access to loft space with digital T.V. aerial and loft light, radiator.

BEDROOM ONE

4.11 max x 3.48 max. (13'5" max x 11'5" max.)  
T.V. aerial point, radiator.

EN SUITE

Three piece suite comprising low flush W.C., wash hand basin, step in shower cubicle, part tiled walls, extractor fan, recessed LED ceiling lights, ladder style heated towel rail.

BEDROOM TWO

4.00 x 2.35 (13'1" x 7'8")  
T.V. aerial point, radiator.

BEDROOM THREE

2.82 x 1.90 (9'3" x 6'2")  
Radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over and shower screen, wash hand basin, low flush W.C., part tiled walls, extractor fan, recessed LED ceiling lights, ladder style heated towel rail.

OUTSIDE

Outside, a private side driveway offers ample parking, while the front and rear gardens provide lovely spaces to relax and enjoy.

ADDITIONAL INFORMATION

SERVICES

Mains gas, water, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

