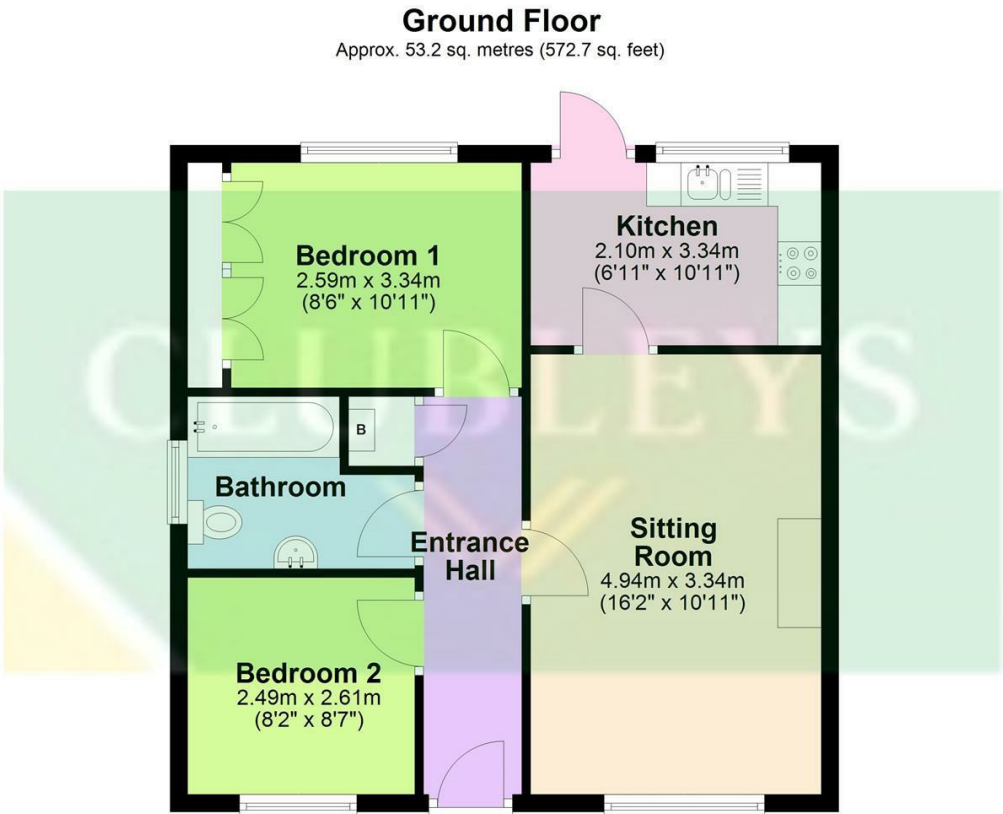




20, Runner End,
Holme-On-Spalding-Moor, YO43 4EP
£155,000



Total area: approx. 53.2 sq. metres (572.7 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

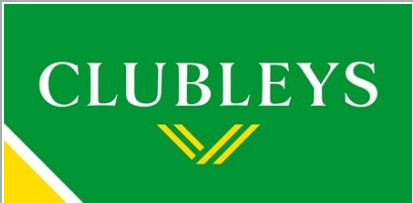
FREE VALUATIONS FOR SALE

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.

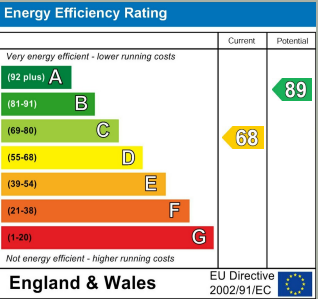
MORTGAGES

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.

Set on a generous plot in a sought-after non-estate position, this two-bedroom semi-detached bungalow is just a short walk from the village centre. A true blank canvas, the property offers fantastic potential for buyers to update and make it their own. The accommodation includes a spacious sitting room, kitchen, two bedrooms, and a bathroom, while outside, the private rear garden boasts a decked area, paved seating space, and a lawned garden with established hedges and trees. A side driveway provides ample parking and leads to a detached garage. With no onward chain, this is a rare opportunity, book your viewing today!
Tenure: Freehold. East Riding of Yorkshire Council BAND: B.



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, fitted cupboard housing gas fired central heating boiler.

SITTING ROOM

4.94 x 3.34m (16'2" x 10'11")

Coal effect gas fire with brick surround, paved hearth and wooden mantle with tiled inset. Radiator, television point.

KITCHEN

2.10m x 3.34m (6'10" x 10'11")

Fitted with a range of wall and base units comprising work surfaces, one and a half bowl sink unit, electric oven and hob with extractor hood over. Plumbing for automatic washer, partially tiled walls, radiator, rear entrance door.

BEDROOM ONE

2.59m x 3.34m (8'5" x 10'11")

Fitted wardrobes to one wall, central drawer unit and radiator.

BEDROOM TWO

2.49m x 2.61m (8'2" x 8'6")

Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC and pedestal wash hand basin. Fully tiled walls, radiator.

OUTSIDE

Outside, the private rear garden features a decked area, a paved seating space, and a predominantly lawned garden with established hedges and trees, all enclosed by fence boundaries. The property enjoys a good-sized frontage with a lawned garden, while a side driveway provides ample parking and leads to a detached garage.

GARAGE

Up and over door.

ADDITIONAL INFORMATION**SERVICES**

Mains gas, electricity, drainage and water.

APPLIANCES

No appliances have been tested by the Agent.

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.

