



51, High Street,
Holme-On-Spalding-Moor, YO43 4EN
£240,000



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.

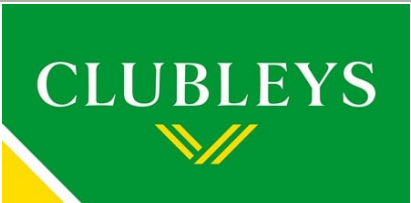
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 beautifully extended two-bedroom semi-detached home offers an exceptional blend of modern living and style. Since ownership, the current owners have completely renovated the property, including the extension, kitchen, heating, electrics, windows, and décor. The standout garden room features a vaulted ceiling and French doors leading to a private rear garden, while the spacious open plan kitchen and living area with a central island is perfect for both entertaining and daily living. The ground floor also benefits from a convenient utility room and WC. Upstairs, you'll find two well-proportioned bedrooms and a modern shower room with ample storage. Outside, enjoy a paved seating area, lawned garden, garden shed, and gravelled parking area. This home offers everything you need for contemporary living. Don't miss out, book your viewing today!

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



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs to first floor.

OPEN PLAN KITCHEN/SITTING ROOM

9.45m x 4.74m (31'0" x 15'6")

Bay window to front, T.V. aerial point, 3 radiators, luxury vinyl tile flooring, fitted with a range of wall and base units comprising quartz work surfaces, 1.5 bowl stainless steel sink unit, induction hob, extractor hood over, eye level oven, island unit with Breakfast Bar, integrated fridge and freezer, integrated dishwasher, understairs cupboard, recessed ceiling lights, access to Utility/W.C.

UTILITY & WC

Work surface with cupboards over, plumbing for automatic washing machine, low flush W.C., pedestal wash hand basin.

GARDEN ROOM

6.25m x 5.50m max (20'6" x 18'0" max)

High ceilings, recessed ceiling lights, T.V. aerial point,, two radiators, access to W.C., french doors with side panels to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator.

BEDROOM ONE

3.84m x 3.60m (12'7" x 11'9")

Access to roof space, radiator.

BEDROOM TWO

3.26m x 3.63m (10'8" x 11'10")

Recessed ceiling lights, radiator.

SHOWER ROOM

Three piece suite comprising walk in shower, low flush W.C., and wash hand basin set in vanity unit, cupboard above, panelled shower walls, chrome heated towel rail, fitted cupboard, recessed ceiling lights, extractor.

OUTSIDE

Outside, the rear garden is equally impressive, offering a paved seating area, a lawned garden with fenced boundaries, side gated access, and garden shed (with power and light). To the side of the house, there is a gravelled parking area for added convenience.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity and drainage.

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.

