

#### 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

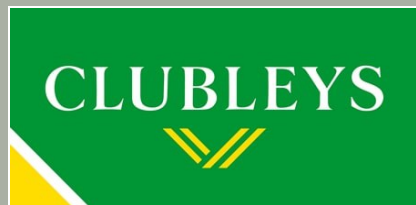
#### FREE VALUATIONS FOR SALE

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		
(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.



25, Cherry Crescent,  
Holme-On-Spalding-Moor, YO43 4HS  
£160,000



Located at the head of an established cul-de-sac, this extended two-bedroom semi-detached property offers an extended kitchen/diner, ample parking, and a low-maintenance rear garden. The accommodation comprises an entrance hall with stairs leading to the first floor, a cosy sitting room, and a spacious kitchen with a dining area and French doors opening to the garden. Upstairs, there are two bedrooms and a family bathroom. Outside, the paved garden features a raised seating area, a garage, and two insulated outdoor stores with power, perfect for hobbies or additional storage. The gravelled front and side driveway provides plenty of parking, with double gates leading to the garage and rear garden. With its extended kitchen/diner and versatile outdoor space, this property offers an ideal home for modern living. Don't miss out, arrange your viewing today!  
East Riding of Yorkshire Council Band A. Tenure Freehold.

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## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

PVC front entrance door, laminate flooring, radiator, stairs to first floor.

### SITTING ROOM

4.08 x 3.39 (13'4" x 11'1")

Laminate wood flooring, T.V. aerial point, telephone point, ceiling coving, radiator, understairs cupboard housing wall mounted gas fired central heating boiler.

### KITCHEN

2.36 x 4.74 (7'8" x 15'6")

Fitted with a range of wall and base units comprising work surfaces, single drain stainless steel sink unit, eye level double oven, gas hob, extractor hood over, plumbing for automatic washing machine, integrated dishwasher, laminate wood flooring.

### DINING AREA

1.84 x 1.97 (6'0" x 6'5")

Laminate wood flooring, ceiling coving, recessed ceiling lights, radiator, PVC door to garden.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

3.44 x 3.77 (11'3" x 12'4")

Radiator.

### BEDROOM TWO

3.08 x 2.31 (10'1" x 7'6")

Radiator.

### BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, pedestal wash hand basin, low flush W.C., part tiled walls, tiled floor, chrome heated towel rail.

### OUTSIDE

Outside, the paved garden features a raised seating area, a garage, and two insulated outdoor stores with power, perfect for hobbies or additional storage. The gravelled front and side driveway provides plenty of parking, with double gates leading to the garage and rear garden.

### GARAGE

Power and light, insulated.

## ADDITIONAL INFORMATION

### SERVICES

Mains water, gas, 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.

