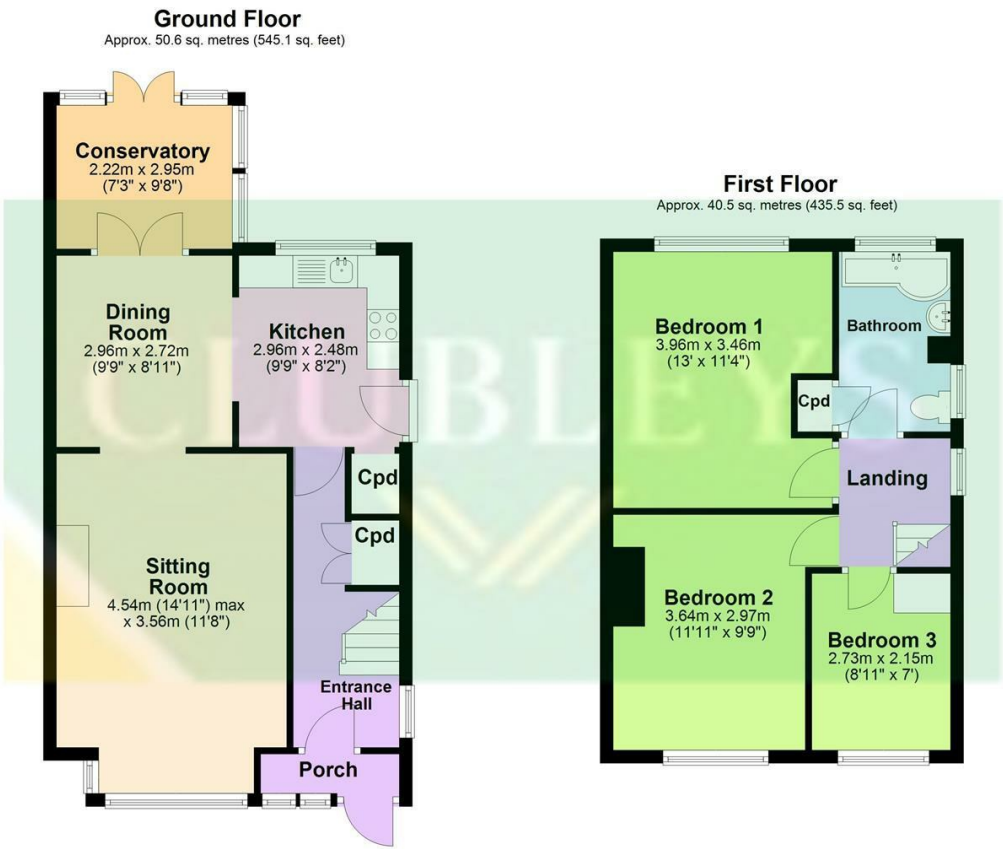


7, Runner End,
Holme upon Spalding Moor, YO43 4EP
£240,000



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.

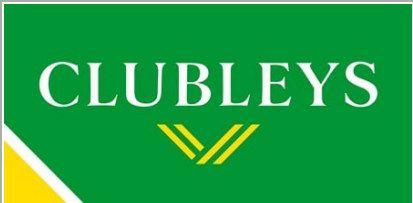
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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

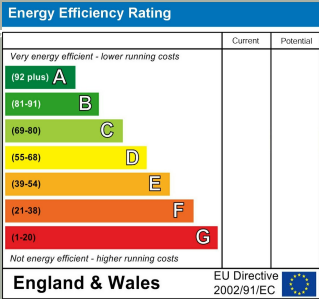
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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



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.

Enjoying a central location within the village, this well-presented three bedroom semi-detached family home offers generous living space and a fantastic plot, ideal for family life. The property boasts open plan kitchen and dining areas, a light-filled conservatory, and a spacious sitting room with bay window to the front. An entrance porch leads into a welcoming hallway with stairs to the first floor, where there are three bedrooms and a spacious family bathroom. Outside, the nicely maintained rear garden features a paved seating area and a generous lawn with fence and hedge boundaries. The front is gravelled for ease of maintenance, with a side driveway and double gates providing access to ample parking and a detached garage.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

PVC front entrance door.

ENTRANCE HALL

Front entrance door, stairs leading to first floor, cupboard under stairs, radiator.

SITTING ROOM

4.54m x 3.56m (14'10" x 11'8")

Open fireplace with granite effect hearth and surround, radiator, ceiling coving, TV point.

KITCHEN

2.96m x 2.48m (9'8" x 8'1")

Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, electric oven and hob, plumbing for automatic washing machine, understairs shelving, ceiling coving, archway leading to dining area.

DINING AREA

2.96m x 2.72m (9'8" x 8'11")

PVC French doors leading to conservatory, ceiling coving.

CONSERVATORY

2.22m x 2.95m (7'3" x 9'8")

Brick dwarf wall, PVC windows to two sides, French doors leading to the rear garden, and a polycarbonate roof.

FIRST FLOOR ACCOMMODATION

LANDING

Access to roof space.

BEDROOM ONE

3.96m x 3.46m (12'11" x 11'4")

Ceiling coving, radiator.

BEDROOM TWO

3.64m x 2.97m (11'11" x 9'8")

Radiator, ceiling coving.

BEDROOM THREE

2.73m x 2.15m (8'11" x 7'0")

Radiator, ceiling coving.

BATHROOM

Three piece white suite comprising P shaped bath with shower over and shower screen, pedestal wash

hand basin, low flush WC, tiled floor, chrome heated towel rail, recessed ceiling lights, fitted cupboard.

OUTSIDE

Outside, the nicely maintained rear garden features a paved seating area and a generous lawn with fence and hedge boundaries. The front is gravelled for ease of maintenance, with a side driveway and double gates providing access to ample parking and a detached garage.

ADDITIONAL INFORMATION

SERVICES

Mains gas, electricity, drainage and water.

APPLIANCES

No appliances have been tested by the Agent.

