

48, Beacon View,  
Holme-On-Spalding-Moor, YO43 4EF  
£145,000



**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

**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.

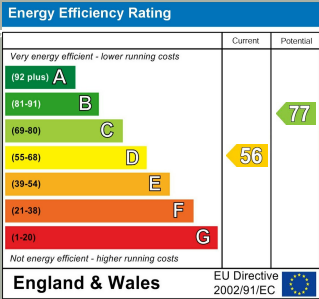
**MORTGAGES**

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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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 presented mid-terrace home has been tastefully updated throughout, featuring fresh neutral décor, new carpets, and a modern white gloss kitchen and bathroom. Ready to move straight into, the property is offered with no onward chain, making it an ideal choice for first-time buyers or investors. The spacious accommodation includes a generous entrance hall, a bright sitting room with dining area, and a sleek fitted kitchen leading to a useful rear lobby. Upstairs, there are three bedrooms – with the second bedroom accessed via the third, and a contemporary white family bathroom. Externally, the property boasts a lawned garden to the front and a rear yard with a brick-built store. Early viewing is recommended to appreciate the space and finish on offer.

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



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Stairs to first floor, understairs cupboard, storage cupboard.

SITTING ROOM

6.73 x 3.55 (22'0" x 11'7")  
Feature stone fireplace, flagged hearth, Parkray stove with coal fired back boiler behind. Wall mounted electric heater, radiator.

KITCHEN

3.27 x 2.95 (10'8" x 6'6",311'8")  
Fitted with a range of wall and base units comprising work surfaces, single bowl stainless steel sink unit, built in oven, electric hob with extractor above, plumbing for automatic washing machine, part tiled walls.

REAR LOBBY

uPVC door to rear yard.

FIRST FLOOR

LANDING

Cupboard housing hot water cylinder, access to loft space.

BEDROOM ONE

3.85 x 2.68 (12'7" x 8'9")  
Electric radiator.

BEDROOM TWO

2.86 x 2.50 (9'4" x 8'2")  
Electric radiator.

BEDROOM THREE

2.86 x 1.74 (9'4" x 5'8")

BATHROOM

Three piece suite comprising "P" shaped bath with electric shower over and shower screen. Mixer taps, pedestal wash hand basin, low flush W.C., shower wall boarding.

OUTSIDE

Externally, the property boasts a lawned garden to the front and a rear yard with a brick-built store.

ADDITIONAL INFORMATION

SERVICES

The property has the benefit of mains water, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

