



2, Brodwick Drive,
Holme-On-Spalding-Moor, YO43 4HN
50% Shared Ownership £100,000



Total area: approx. 74.3 sq. metres (800.2 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

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.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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 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
84	97
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>	

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.

**** NO ONWARD CHAIN **** An immaculately presented, double-fronted two-bedroom semi-detached home, available through a 50% shared ownership scheme, offering an excellent and affordable opportunity to step onto the property ladder. Beautifully styled throughout, this modern home features a welcoming entrance hall with ground-floor WC and stairs to the first floor, a bright sitting room with PVC French doors opening onto a desirable south-facing garden, and a contemporary fitted kitchen with sleek gloss units, integrated appliances, and a dining area ideal for everyday living and entertaining. The first-floor accommodation comprises two generous double bedrooms and a modern bathroom. Externally, the rear garden is mainly laid to lawn with a paved patio area, fenced boundaries, and side gated access, while the front offers a charming walled garden with established shrubs. Additional benefits include two allocated parking spaces, making this an attractive home for buyers seeking style, comfort, and affordability.

Tenure: Leasehold. The lease commenced in June 2022 and is for a term of 125 years. East Riding of Yorkshire Council Tax Band: B.



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate wood flooring, radiator, stairs to first floor.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, laminate wood flooring, extractor, radiator.

SITTING ROOM

4.80m x 2.43m (15'8" x 7'11")

T. V. aerial point, fitted cupboard, radiator, PVC french doors to rear garden (south facing).

KITCHEN/DINER

4.80m x 2.53m (15'8" x 8'3")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven, induction hob, extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, recessed ceiling lights, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM ONE

4.80m x 2.56m (15'8" x 8'4")

Radiator.

BEDROOM TWO

4.80m x 2.43m (15'8" x 7'11")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, pedestal wash hand basin, low flush W.C., part tiled walls, laminate wood flooring, extractor, recessed ceiling lights, chrome heated towel rail,

OUTSIDE

Externally, the property enjoys a well-maintained rear garden with a paved patio area and lawn, enclosed by fenced boundaries and benefiting from convenient side gated access. To the front is an attractive walled garden with established shrubs, enhancing the home's kerb appeal, while two allocated parking spaces add everyday practicality.

ADDITIONAL INFORMATION

As this is a Shared Ownership property, buyers must meet certain eligibility criteria. This is assessed through an online application, which can be completed here:

<https://url.uk.m.mimecastprotect.com/s/yf7EC9DA7iR4I?domain=apply.yorkshirehousing.co.uk>

The vendor has informed us they currently pay £248.00 monthly rent based on a 50% shared ownership. In addition to this there is a service charge of £26.00 monthly. These payments are in addition to any mortgage payments and will be confirmed with Solicitors.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

