

Ground Floor

Approx. 33.7 sq. metres (363.1 sq. feet)



Total area: approx. 33.7 sq. metres (363.1 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.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 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		49	
(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.



9, Old Lea,
Holme-On-Spalding-Moor, YO43 4BL
£100,000



A home that feels simple in all the right ways.

Positioned just moments from the centre of the village, this well-kept ground-floor apartment offers low-maintenance living with everything on one level, ideal for first-time buyers, downsizers or anyone looking for a more manageable home.

The layout flows comfortably, with a bright living space, fitted kitchen, double bedroom and modern shower room, all designed to feel practical without compromising on comfort. Outside, there's the added benefit of allocated parking and a side garden area.

What makes this property particularly appealing is how easy it is to live here. Local shops and everyday amenities are within walking distance, while the wider connections to York, Hull and Market Weighton remain easily accessible.

A straightforward, affordable home in a village setting that simply makes sense.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES

PVC front entrance door, tiled floor.

ENTRANCE HALL

PVC front entrance door, tiled floor.

SITTING ROOM

4.13m max x 3.16m (13'6" max x 10'4")

TV aerial point, telephone point, wall mounted electric heater, cupboard housing hot water cylinder.

KITCHEN

2.31m x 1.80m (7'6" x 5'10")

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, electric oven and hob with extractor hood over, plumbing for automatic washer, plumbing for dishwasher, tiled floor, part tiled walls.

BEDROOM

3.44m max x 2.79m max (11'3" max x 9'1" max)

Wall mounted electric heater.

SHOWER ROOM

Three piece white suite comprising step in shower cubicle, pedestal wash hand basin, low flush WC, fully tiled walls, tiled floor, vertical heated towel rail, extractor fan.

OUTSIDE

Front and side gardens and off street parking.

ADDITIONAL INFORMATION**SERVICES**

Mains water, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

