



28, Baileywood Lane,
Holme-On-Spalding-Moor, YO43 4ER
£170,000



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.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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|--------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 89 |
| (69-80) C | | 71 | |
| (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 | |

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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.

This well-presented two-bedroom semi-detached bungalow is offered in good order throughout and provides comfortable, easy living. The accommodation includes a spacious sitting room with space for a breakfast table, a fitted kitchen, an inner hallway, two well-proportioned bedrooms (with bedroom two benefiting from direct access to the garden), and a white suite bathroom. Outside, the property enjoys a private and enclosed rear garden with a block-paved seating area, lawned garden, slate borders, and convenient side gated access. To the front, there is a low-maintenance gravelled area providing additional off-road parking for multiple vehicles, along with a side driveway with gated access leading to the garage, offering practicality and excellent convenience.

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



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THE ACCOMMODATION COMPRISES

KITCHEN

4.53 x 2.09 (14'10" x 6'10")

Fitted with a range of wall and base units comprising work surfaces, single drain stainless steel sink unit, extractor hood, plumbing for automatic washing machine, plumbing for dishwasher, PVC side door, recessed ceiling lights, telephone point, radiator.

SITTING ROOM

4.53 x 3.47 (14'10" x 11'4")

T.V. aerial point, radiator.

INNER HALLWAY

Fitted cupboard. Access to loft space (ladder, boarded and light), and a wall-mounted gas-fired central heating boiler (installed in January 2025).

BEDROOM ONE

4.37 x 2.56 (14'4" x 8'4")

Fitted wardrobes, matching drawers, radiator.

BEDROOM TWO

2.36 x 3.05 (7'8" x 10'0")

PVC rear entrance door, radiator.

BATHROOM

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

OUTSIDE

Outside, the property enjoys a private and enclosed rear garden with a block-paved seating area, a lawned garden, and attractive slate borders, along with convenient side gated access. To the front, there is a low-maintenance gravelled area providing additional off-road parking for multiple vehicles, plus a side driveway with gated access leading to the garage, offering excellent practicality and convenience.

ADDITIONAL INFORMATION

GARAGE

Up and over door.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

