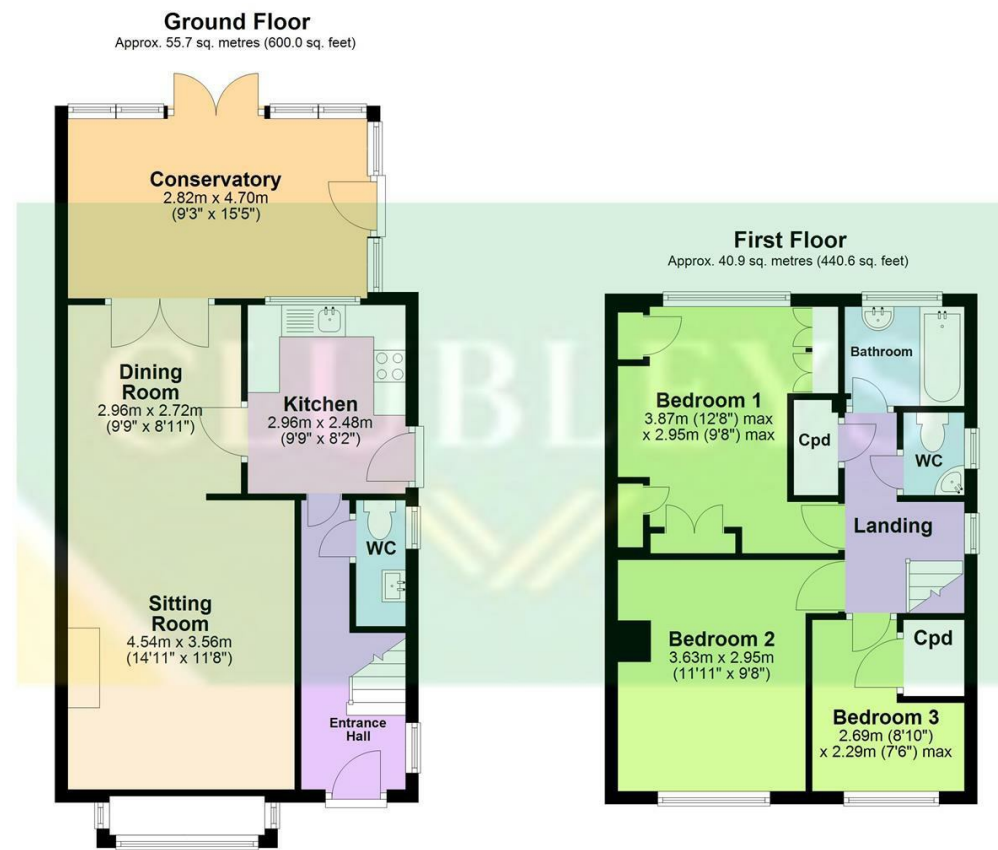




11, Runner End,
Holme On Spalding Moor, YO43 4EP
£220,000



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 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	65	76
(39-54)	E		
(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.

Set on an exceptional plot, this attractive three-bedroom semi-detached family home offers well-arranged accommodation throughout. An entrance hall with WC leads into a spacious sitting room through-diner, which flows into a modern white kitchen fitted within the last two years and a bright conservatory overlooking the rear garden. Upstairs, there are three bedrooms, including a main bedroom with fitted wardrobes, along with a family bathroom and separate WC. Outside, the impressive plot truly sets this home apart, featuring an enclosed paved area with gated access to a generous lawned garden bordered by fencing and mature hedges, plus a garden shed, while a block-paved frontage and side driveway lead to the garage.

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



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, laminate wood flooring, dado rail, radiator, stairs to first floor.

W.C.

Two piece suite comprising low flush W.C., wash hand basin, laminate wood flooring.

SITTING ROOM

4.54m x 3.56m (14'10" x 11'8")
 Electric fire, matching inset and hearth, wooden surround, T.V. aerial point, laminate wood flooring, ceiling coving, radiator.

DINING AREA

2.96m x 2.72m (9'8" x 8'11")
 Laminate wood flooring, ceiling coving, radiator, PVC french doors to garden.

KITCHEN

2.96m x 2.48m (9'8" x 8'1")
 Fitted with a range of wall and base units comprising work surfaces, single drain stainless steel sink unit, electric oven, gas hog, extractor hood over, plumbing for automatic washing machine, PVC rear entrance door.

CONSERVATORY

2.82m x 4.70m (9'3" x 15'5")
 PVC windows to two sides, French doors to garden, door to side, tiled floor, brick dwarf wall, polycarbonate roof.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, fitted cupboard housing wall mounted gas fired central heating boiler.

BEDROOM ONE

3.87m max x 2.95m max (12'8" max x 9'8" max)
 Fitted wardrobes with matching drawers and overhead storage, ceiling coving, radiator.

BEDROOM TWO

3.63m x 2.95m (11'10" x 9'8")
 Ceiling coving, radiator.

BEDROOM THREE

2.69m x 2.29m max (8'9" x 7'6" max)
 Fitted cupboard, ceiling coving, radiator.

BATHROOM

Two piece suite comprising panelled bath, shower over, pedestal wash hand basin, fully tiled walls, laminate wood flooring, ceiling coving, radiator, extractor.

W.C.

Low flush W.C., wash hand basin, part tiled walls.

OUTSIDE

Outside, this property enjoys an impressive plot with an enclosed paved seating area leading through a gated access to a spacious lawned garden, framed by mature hedges and fencing for privacy. A garden shed provides useful storage, while the block-paved frontage and side driveway offer ample parking and lead directly to the garage.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

