



53, Back Lane,  
Holme-On-Spalding-Moor, YO43 4AP  
£250,000



**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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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	84
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.

At the centre of the home is a stylish, well-appointed kitchen with plenty of space for dining, creating a sociable hub for everyday living. The generous sitting room is bright and welcoming, offering a comfortable space to relax at the end of the day. A convenient downstairs bathroom adds further practicality. Upstairs, three well-sized bedrooms provide flexible accommodation for families, guests or those working from home, complemented by a contemporary shower room. A standout feature is the detached garden room, an adaptable space ideal for a home office, studio, gym or hobby room, perfectly suited to modern lifestyles. Outside, the property occupies an excellent sized plot with a generously proportioned, attractively maintained rear garden providing a pleasant setting for outdoor dining and relaxation, while the frontage offers ample driveway parking leading to the garage. Enjoying a desirable non-estate location, the property combines a sense of privacy with everyday convenience. Tenure: Freehold. East Riding of Yorkshire Council BAND A.



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**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

Front entrance door, recessed ceiling lights, vertical radiators, stairs to first floor.

**SITTING ROOM**

5.36 x 4.50 (17'7" x 14'9")

Feature electric fire (inset), two cupboards to alcove, two vertical radiators, fitted cupboard, T.V. aerial point.

**KITCHEN/DINER**

2.41 x 5.68 (7'10" x 18'7")

Fitted with a range of wall and base units, work surfaces, single drain sink unit, electric oven, gas hob, extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, part tiled walls, breakfast bar, recessed ceiling lights, engineered oak flooring, vertical radiator, cupboard housing wall mounted gas fired central heating boiler.

**REAR HALL**

Fitted cupboard, PVC rear entrance door, engineered oak flooring.

**BATHROOM**

Three piece suite comprising panelled bath with shower over, shower screen, wash hand basin, low flush W.C., set in vanity unit, tiled floor, part tiled walls, ladder style heated towel rail, extractor over.

**FIRST FLOOR****LANDING****BEDROOM ONE**

2.80 x 3.36 (9'2" x 11'0")

Radiator.

**BEDROOM TWO**

3.19 x 3.34 (10'5" x 10'11")

Radiator.

**BEDROOM THREE**

2.16 x 2.28 (7'1" x 7'5")

Radiator.

**SHOWER ROOM**

Three piece suite comprising walk in shower cubicle, low flush W.C., wash hand basin set in vanity unit, ladder style heated towel rail, recessed ceiling lights, part tiled walls, tiled floor, extractor.

**OUTSIDE**

The property sits on an excellent sized plot, with a rear garden that is mostly lawned and enclosed by fence boundaries, featuring side gated access and a garden shed. A fantastic detached garden room provides versatile space for a home office, studio, gym, or hobby room. At the front, a driveway with a walled boundary and gated access leads to the detached garage.

**SEPARATE GARDEN ROOM**

3.11 x 5.88 (10'2" x 19'3")

Laminate wood flooring, recessed ceiling lights, bi-fold doors.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, electricity, gas and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

