



139, Back Lane,
Holme On Spalding Moor, YO43 4AP
£425,000



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		
(39-54)	E	45	
(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.

Flexible Detached Home in Peaceful Non-Estate Setting
A deceptively spacious and beautifully maintained detached dormer bungalow offering flexible accommodation ideal for families, downsizers, home workers or multi-generational living. Situated in a sought-after non-estate position, this versatile home combines privacy, generous parking and a mature enclosed garden with well-planned living space throughout.

The property features a bright and welcoming lounge, stylish fitted kitchen with dining space, versatile reception/bedroom options and well-proportioned bedrooms across both floors, allowing buyers to adapt the layout to suit their lifestyle. The attractive rear garden provides a private setting for relaxing or entertaining, while the driveway and garage offer excellent practicality.

A superb opportunity for buyers seeking flexible living in a well-connected yet peaceful location.

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



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, ceiling coving, radiator, access to loft space.

SITTING ROOM

6.15 x 3.83 max. (20'2" x 12'6" max.)
Coal effect electric fire, stone effect hearth and surround, T.V. aerial point, telephone point, ceiling coving, radiator, archway to study area, radiator, double doors to Kitchen.

STUDY AREA

3.43 x 1.81 (11'3" x 5'11")

OPEN PLAN KITCHEN/DINER

5.55 x 5.87 max (18'2" x 19'3" max)
Fitted with a range of wall and base units comprising work surfaces, ceramic sink unit, space for Rangemaster, extractor hood, recessed ceiling lights, tiled floor, dresser unit (to match the Kitchen), two radiators.

GARDEN ROOM

4.45m max x 3.82m max (14'7" max x 12'6" max)
Brick dwarf wall, PVC windows, radiator, french doors to garden.

UTILITY

2.08m x 5.58m (6'9" x 18'3")
Cupboard housing oil fired floor standing boiler, fitted base units, work surfaces, stainless steel sink unit, plumbing for automatic washing machine.

W.C.

Low flush W.C., fully tiled walls, tiled floor.

BEDROOM ONE

3.32m x 3.89m (10'10" x 12'9")
Radiator.

BEDROOM THREE

3.28m x 2.94m (10'9" x 9'7")
Radiator.

BATHROOM

Three piece suite comprising "P" shaped bath, pedestal wash hand basin, low flush W.C., part tiled walls, tiled floor, chrome heated towel rail, extractor.

INNER HALL

Stairs to first floor with cupboard under housing the hot water cylinder, radiator.

FIRST FLOOR ACCOMMODATION**BEDROOM 2**

3.86m x 3.12m (12'7" x 10'2")
Doors to eaves storage, recessed ceiling lights, radiator.

EN SUITE

Three piece suite comprising walk in shower cubicle, low flush W.C., pedestal wash hand basin, tiled splashback, chrome heated towel rail, extractor.

OUTSIDE

Externally, the property offers excellent kerb appeal with a good size block-paved driveway providing ample parking and leading to the garage, alongside a lawned front garden bordered with established flowers, trees, and shrubs. To the rear is a private, well-maintained garden featuring paved seating areas, an artificial lawn, pergola, and a pond, all enclosed with gated access, creating a peaceful and versatile outdoor space ideal for relaxing and entertaining.

GARAGE

6.55m max x 4.58m (21'5" max x 15'0")
Up and over door, power and light.

OFFICE

4.53m x 2.15m (14'10" x 7'0")
Wall mounted electric fire.

STORE AREA

2.05m x 2.15m (6'8" x 7'0")

ADDITIONAL INFORMATION**SERVICES**

Mains water, oil, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

