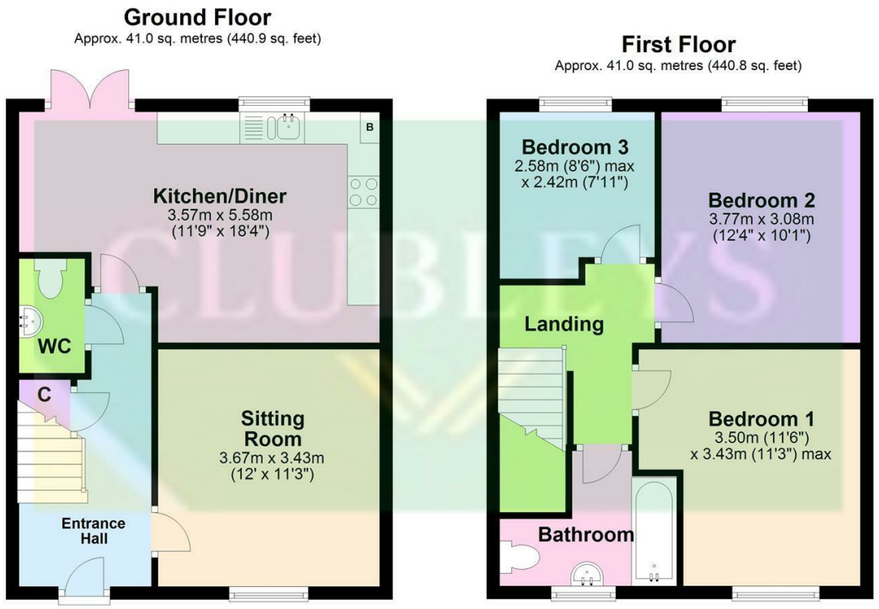


Total area: approx. 81.9 sq. metres (881.7 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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

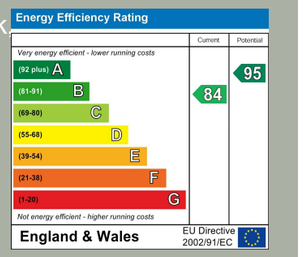
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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.

60 - 64 Market Place, Market Weighton, York, YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



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.

13, Brodwick Drive, Holme On Spalding Moor, YO43 4HN
£230,000

Introducing a stunning three-bedroom modern home in a popular residential area. This tastefully decorated property features stylish contemporary fixtures and fittings throughout. The ground floor features an entrance hall with a convenient cloakroom, a sitting room, and a modern fitted kitchen/diner with French doors leading to the garden. Upstairs, there are three well-proportioned bedrooms and a modern bathroom. Additionally, there is full fibre to the property and an electric charging point. Outside, you'll find a driveway to the front, providing convenient off-road parking for two vehicles. The rear garden is mostly paved with a lawned area and fence boundaries, along with rear gated access. Don't miss this fantastic opportunity. Contact us today to arrange a viewing.
Tenure: Leasehold. East Riding of Yorkshire Council Band B.

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, stairs to first floor, cupboard under, radiator.

W.C.
Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, radiator, recessed ceiling lights.

SITTING ROOM
3.67 x 3.43 (12'0" x 11'3")
T.V. aerial point, vinyl wood effect flooring, radiator.

KITCHEN/DINER
3.57 x 5.58 (11'8" x 18'3")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, eye level double oven, ceramic hob, extractor hood over, integrated dishwasher, plumbing for automatic washing machine, vinyl wood effect flooring, recessed ceiling lights, wall mounted gas fired central heating boiler, radiator, PVC french doors to garden.

FIRST FLOOR ACCOMMODATION

LANDING
Access to loft space.

BEDROOM ONE
3.50 x 3.43 (11'5" x 11'3")
T.V. aerial point, radiator.

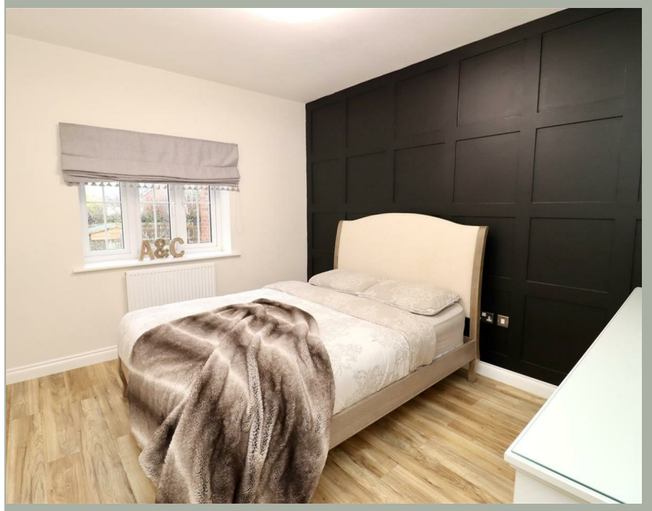
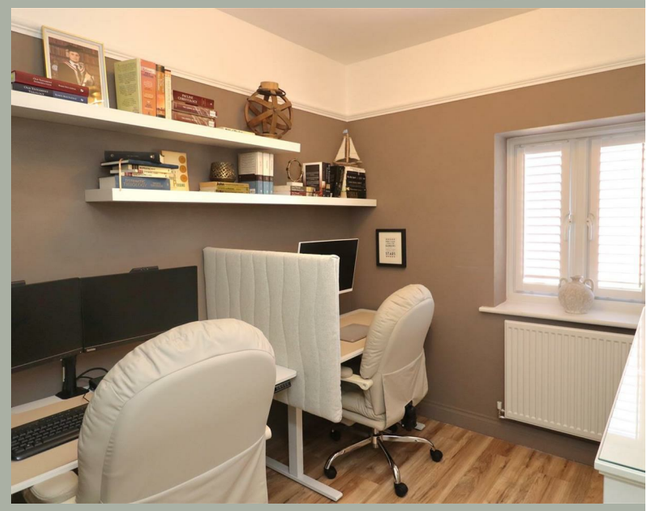
BEDROOM TWO
3.77 x 3.08 (12'4" x 10'1")
T.V. aerial point, radiator.

BEDROOM THREE
2.58 max. x 2.42 (8'5" max. x 7'11")
Laminate wood flooring.

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

OUTSIDE
There are two parking spaces to the front of the property. The rear garden is mostly paved with a lawned area and fence boundaries, along with rear gated access. In addition, the rear benefits from hot and cold water taps.

ADDITIONAL INFORMATION
The vendor has advised there is a service charge of £22.14 monthly.

SERVICES
Mains water, gas, electricity and drainage. Full fibre to the property.

APPLIANCES
No appliances have been tested by the Agent.