Total area: approx. 79.5 sq. metres (855.3 sq. feet)

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.

CLUBLEYS

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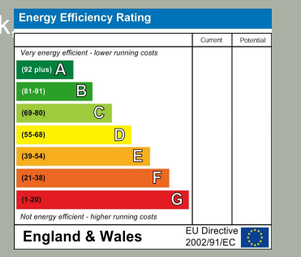
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



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.

CLUBLEYS

38, Moor End, Holme-On-Spalding-Moor, YO43 4DP
£240,000

Immaculately presented and thoughtfully extended, this two-bedroom bungalow offers a lovely sense of space, with a particularly appealing kitchen and dining area opening onto the garden.
Occupying a non-estate position within easy walking distance of the village centre, the property is offered with no onward chain. The accommodation includes an entrance hall, spacious sitting room with bay window and a well-fitted kitchen with ample storage and workspace, opening into the dining area with French doors onto the rear garden. There are two double bedrooms and a modern bathroom.
Outside, the rear garden is mainly lawned with flower borders and fenced boundaries, while the front is also lawned. A gated side driveway provides off-street parking and leads to a detached garage.
Tenure: Freehold. East Riding of Yorkshire: B

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ZOOPLA

CLUBLEYS

Tenure: Freehold
East Riding Of Yorkshire
Band: B

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, ceiling coving, radiator, telephone point, access to loft. Loft has light and is part boarded.

SITTING ROOM
4.05m x 3.77m (13'3" x 12'4")
Coal effect gas fire, marble effect inset and hearth, telephone point, bay window, ceiling coving, radiator.

KITCHEN
4.45m x 3.17m (14'7" x 10'4")
Fitted with a range of wall and base units comprising of work surfaces, 1.5 stainless steel sink unit, eye level double oven, gas hob with extractor hood over, integrated fridge, freezer, integrated dishwasher, ceiling coving, radiator, rear entrance door.

DINING AREA
3.55m x 3.17m (11'7" x 10'4")
Ceiling Coving, Radiator, PVC door leading to garden.

LANDING

BEDROOM ONE
3.63m x 3.17m (11'10" x 10'4")
Ceiling coving, radiator.

BEDROOM TWO
4.06m x 3.02m (13'3" x 9'10")
Decorative fire place, Radiator

BATHROOM
1.76m x 2.35m (5'9" x 7'8")
Three piece white suite comprising of P shaped bath with shower over and shower screen, pedestal wash hand basin, low flush WC, chrome heated towel rail, wet wall panels, ceiling coving, recess ceiling lights, extractor hood.

GARAGE
2.78m x 7.29m (9'1" x 23'11")
Power and Light, up and over door.

OUTSIDE
The property enjoys attractive gardens to both the front and rear. The rear garden is predominantly laid to lawn, complemented by established flower borders and enclosed by fenced boundaries, creating a private and pleasant outdoor space. To the front, a neatly lawned garden provides an attractive approach to the property. A gated side driveway offers convenient off-street parking and leads through to the detached garage.

ADDITIONAL INFORMATION

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.