

Total area: approx. 103.2 sq. metres (1110.4 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.

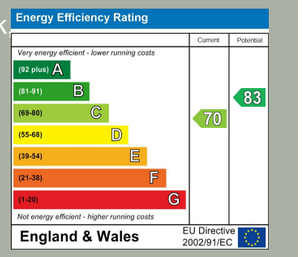
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc), Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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.

CLUBLEYS

21, High Street, Holme-On-Spalding-Moor, YO43 4HL
£265,000







Enjoy the rare combination of village convenience and peaceful open views, with this detached bungalow tucked away in a central yet private position overlooking fields to the rear. Offering well-balanced accommodation throughout, the property includes an entrance hall, comfortable sitting room opening into a conservatory, a spacious kitchen/diner, three bedrooms and a shower room. The layout provides an excellent foundation for a range of buyers, with scope for a new owner to update or personalise over time should they wish. Outside, the front and rear gardens are mainly laid to lawn, with the rear enjoying established flowers, shrubs, a paved seating area and fenced boundaries, creating a lovely space to relax while taking in the open outlook. A side driveway leads to the garage, providing ample off-street parking and practical storage.
Tenure: Freehold. East Riding of Yorkshire Council BAND: D.

rightmove

www.clubleys.com

ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH
Luxury vinyl tiling, ceiling coving, radiator.

ENTRANCE HALL
Luxury vinyl tiling, telephone point, ceiling coving, radiator.

SITTING ROOM
36.92 x 4.13 (121'1" x 13'6")
Coal effect gas fire set in marble effect hearth and surround, T.V. aerial point, ceiling coving, radiator, patio doors to Conservatory.

CONSERVATORY
2.76 x 3.89 (9'0" x 12'9")
PVC windows, French doors to garden, tiled floor, glass roof, radiator.

KITCHEN
4.51 x 2.83 (14'9" x 9'3")
Fitted with a range of wall and base units, work surfaces, single drain stainless steel sink unit, eye level double oven, electric hob, integral dishwasher, cupboard housing wall mounted gas fired central heating boiler, plumbing for automatic washing machine, recessed lights, ceiling coving, radiator, rear entrance door.

BEDROOM ONE
3.36 x 3.04 (11'0" x 9'11")
Fitted wardrobes to one wall, matching drawers, overhead storage, bay window, ceiling coving.

EN SUITE
Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin set in vanity unit, part tiled walls, tiled floor, ceiling coving, radiator, extractor.

BEDROOM TWO
2.75 x 3.33 (9'0" x 10'11")
Fitted wardrobes, ceiling coving, radiator.

BEDROOM THREE/DINING ROOM
2.77 x 2.85 (9'1" x 9'4")
Ceiling coving, radiator.

BATHROOM
Walk in shower cubicle, low flush W.C., wash hand basin set in vanity unit, tiled walls, ceiling coving, radiator, extractor, access to loft space, fitted cupboard.

OUTSIDE

GARAGE
Up and over door.

ADDITIONAL INFORMATION

SERVICES
Mains water, electricity, gas and drainage.

APPLIANCES
No Appliances have been tested by the Agent.











