3, Brodwick Drive, York, Holme-On-Spalding-Moor, YO43 4HN
£209,950







Situated within the popular village of Holme-on-Spalding-Moor, nestled on the edge of the Yorkshire Wolds, this attractive three-bedroom detached home offers spacious and well-proportioned accommodation, making it an ideal choice for families and first-time buyers.

You are welcomed by a spacious entrance hall, which leads through to a comfortable sitting room, perfect for relaxing. The heart of the home is undoubtedly the generous kitchen/diner, providing ample space for both cooking and dining, with French doors opening directly onto the rear garden, creating a lovely connection between indoor and outdoor living. The property also benefits from a WC. To the first floor, the property has three well-proportioned double bedrooms, offering plenty of space for family living, guests or even a home office. Outside, the rear garden provides a pleasant space to enjoy, being predominantly laid to lawn with a patio area immediately adjoining the property, ideal for outdoor dining and entertaining during the warmer months. Side access adds further convenience, while two designated parking spaces provide valuable off-street parking.

Offering generous accommodation, a practical layout and a lovely village setting, this appealing detached home is one not to be missed!

Tenure: Freehold. East Riding of Yorkshire Council: Band B

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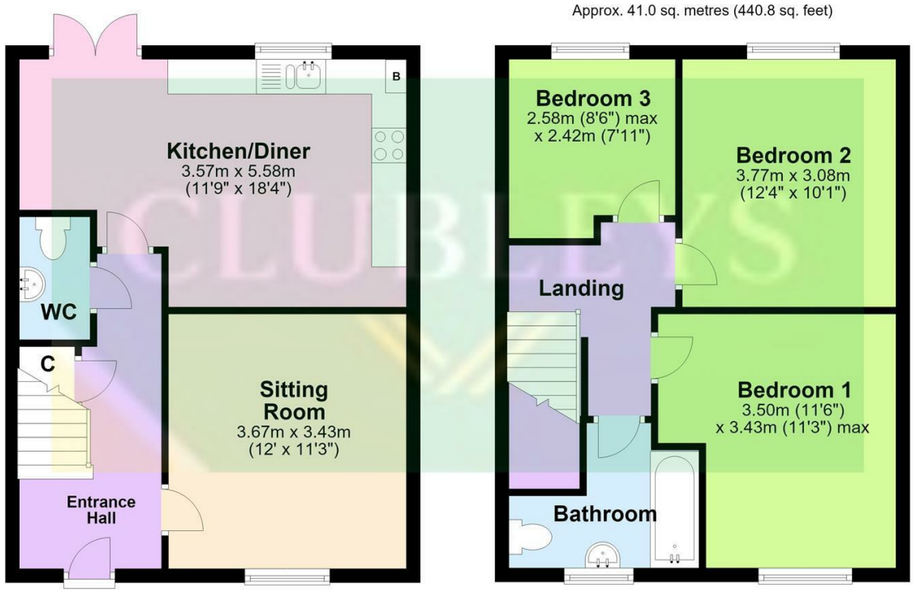
Ground Floor
Approx. 41.0 sq. metres (440.9 sq. feet)

First Floor
Approx. 41.0 sq. metres (440.8 sq. feet)



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

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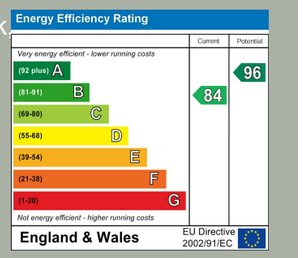

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves 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.

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THE ACCOMODATION COMPRISES OF

ENTRANCE HALL
2.04m x 4.45m (6'8" x 14'7")
Front entrance door, under stairs cupboard, radiator, laminate floor, stairs leading to the first floor.

SITTING ROOM
3.67m x 3.43m (12'0" x 11'3")
Paneling across one wall, tv point, laminate flooring, radiator.

KITCHEN/ DINER
3.57m x 5.58m (11'8" x 18'3")
Fitted with a range of wall and base unit comprising of work surfaces, 1.5 stainless steel sink unit, electric hob with extractor hood over, eye level double oven, integrated dishwasher, plumbed for automatic washing machine, cupboard housing wall mounted gas fired central heating boiler, recess ceiling light, laminate floor, radiator, french doors leading to garden.

WC
1.79m x 0.90 (5'10" x 2'11")
Two piece white suite comprising low flush WC, pedestal hand wash basin, recess ceiling light, extractor fan, radiator.

FIRST FLOOR ACCOMMODATION

LANDING
Access to loft space.

BEDROOM ONE
3.50m x 3.43m (11'5" x 11'3")
TV point, ceiling coving, radiator.

BEDROOM TWO
3.77m x 3.08m (12'4" x 10'1")
Radiator

BEDROOM THREE
2.58m x 2.42 (8'5" x 7'11")
Radiator.

BATHROOM
2.73m x 1.73 (8'11" x 5'8")
Three piece white suite comprising of low flush WC, pedestal wash hand basin, panelled bath with shower over and shower screen, recess ceiling lights, part tiled walls, extractor fan, chrome ladder radiator.

OUTSIDE
To the rear, the property boasts a lovely garden, predominantly laid to lawn with a patio area adjoining the property, providing the perfect spot for outdoor dining and entertaining. The garden also benefits from convenient side access. Further enhancing the appeal, the property comes with two designated parking spaces, offering valuable off-street parking.

ADDITIONAL INFORMATION
Please note: The seller requires exchange of contracts to take place within 28 days of the sale being agreed. There is a service charge of £14 per month. These payments are in addition to any mortgage payments and will be confirmed with Solicitors.

SERVICES
Mains electric, gas, water and drainage.

APPLIANCES
No appliances have been tested by the agent.






