



THE LOCATION

Holme on Spalding Moor has a growing selection of facilities including several shops and public houses together with a Bank, Post Office, Doctor's Surgery and Pharmacy, a primary school and nursery, and is ideally located for access into Hull, York & Selby, as well as onto the M62 motorway network.

THE PROPERTY

Viewing is strongly recommended to fully appreciate this stunning bungalow situated in an enviable location. The property has been refurbished throughout to a high standard by the current owner having a new shaker style fitted kitchen with integrated appliances and modern bathroom suite. The bungalow has been decorated in contemporary colours having a light and airy feel. The accommodation briefly comprising dining kitchen, sitting room, inner hallway, three bedrooms and bathroom. Outside there are good sized gardens to the front and rear with side driveway providing private parking and access to the garage.

THE ACCOMMODATION COMPRISES

SITTING ROOM 17'7" x 10'11" (5.37m x 3.33m)

Coal effect gas fire set in marble fire place and hearth with wood surround. TV aerial point, telephone point, radiator, ceiling coving.

KITCHEN / DINING ROOM 21'7" x 8'6" (6.57m x 2.59m)

Ivory grained wall and base units comprising light oak effect work tops, stainless steel sink unit, electric oven with gas hob and extractor over, integrated washer, dishwasher, fridge and freezer, breakfast bar, recessed ceiling lights, two radiator, Pvc front and side entrance door.

INNER HALLWAY

Fitted cupboard housing gas fired central heating boiler, access to loft space.

BEDROOM ONE 11'8" x 9'9" (3.55m x 2.98m)

Radiator.

BEDROOM TWO 9'9" x 9'7" (2.98m x 2.93m)

Radiator and French doors to rear garden.

BEDROOM THREE 9'8" x 8'2" (2.94m x 2.50m)

Radiator.

BATHROOM 8'2" x 7'11" (2.48m x 2.42m)

Three piece white suite comprising P shape bath with dual headed shower over and shower screen, pedestal wash hand basin, low flush WC, part tiled walls, chrome radiator.



OUTSIDE

The private rear garden is laid mostly to lawn with mature trees and shrub borders. Paved patio seating area and pathway to the garage.

The front garden is laid to lawn with various flower borders, hedge boundaries providing privacy. Single detached garage with gravelled driveway providing ample parking.

GARAGE

Up and over door, power and light, side personal door.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage, Telephone connection subject to renewal by British Telecom.

APPLIANCES

No appliances have been tested by the Agent.

LOCAL AUTHORITY

East Riding or Yorkshire Council Band C

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

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.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

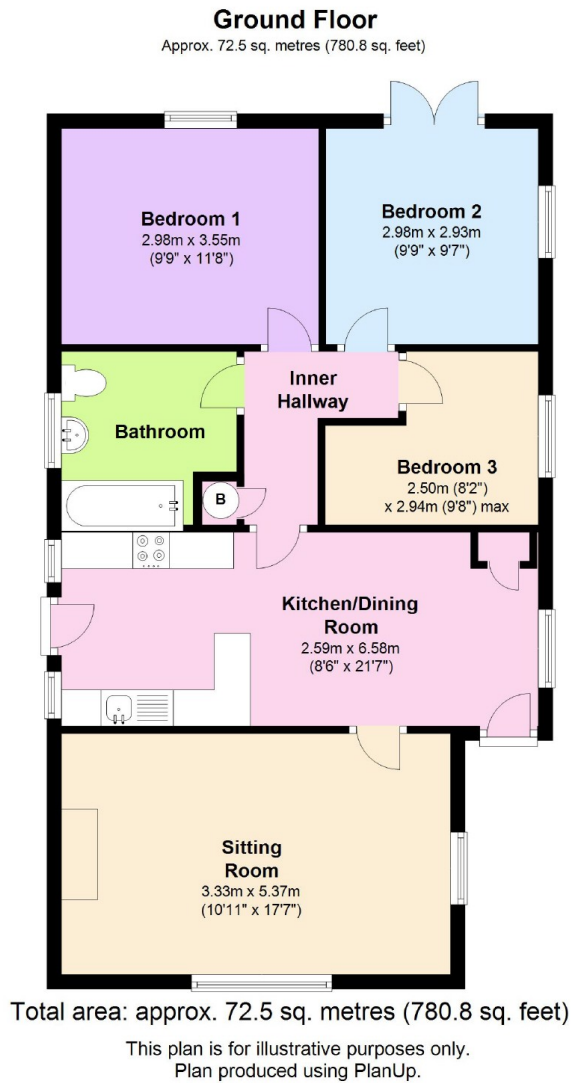
A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage. Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



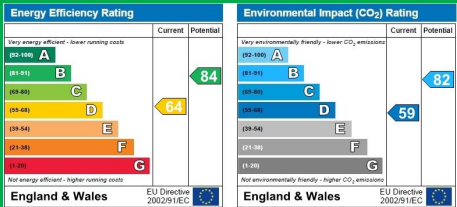
Floor Plan

This plan is for illustrative purposes only



Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

60 - 64 Market Place, Market Weighton,
York, YO43 3AL
01430 874000 01430 872605
mw@clubleys.com
www.clubleys.com
Text: Clubley to 84840 to download
our mobile app



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 representations of fact, but must satisfy themselves by inspection or otherwise also 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.