



1, Back Lane,  
Holme-On-Spalding-Moor, YO43 4AP  
£265,000

Ground Floor



Total area: approx. 86.2 sq. metres (927.7 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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

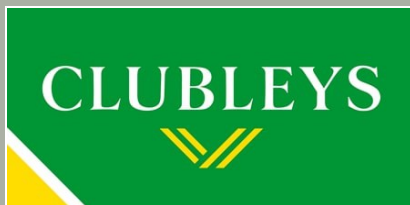
FREE VALUATIONS FOR SALE

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 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

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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.

Tucked away in a private position this delightful double fronted detached bungalow has been lovingly cared for and offers an exciting opportunity for its new owner to modernise and make it their own. Reached by a long driveway and an extensive front garden, the property welcomes you with its entrance hall leading off to a bright and airy sitting room, with a bay window flooding light into the room. Bedroom two overlooks the front aspect completing the symmetry of the property. The bathroom benefits from a three piece suite including bathtub. Bedroom one overlooks the greenery of the rear garden. The kitchen diner offers a range of wall and base units with direct access to the utility room and WC, then onto the rear garden. Outside offers a multitude of established shrubs and trees, and a vast lawned front garden perfect for the keen gardener.

Subject to the relevant planning permissions being obtained there is scope to extend the property.



This property is Freehold. East Riding of Yorkshire Council - Council Tax Band C  
www.clubleys.com



**LOCATION**

Holme on Spalding Moor has a growing selection of facilities including several shops and public houses together with a 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 ACCOMMODATION COMPRISES****ENTRANCE HALL**

Front entrance door, radiator, picture rail, telephone point.

**SITTING ROOM**

3.83m x 3.76m (12'6" x 12'4")

Bay window to the front, radiator, open fire with tiled inset and hearth, ceiling coving, TV aerial point.

**KITCHEN/DINER**

6.17m x 2.33m (20'2" x 7'7")

Fitted with a range of wall and base units comprising work surfaces, single drainer sink unit, eye level oven and grill, ceramic hob, two radiators, part tiled walls, cupboard housing hot water cylinder.

**UTILITY**

Wall mounted gas fired central heating boiler, sink unit, plumbing for automatic washer, part tiled walls, rear entrance door.

**WC**

Low flush WC.

**BEDROOM 1**

3.87m x 3.76m (12'8" x 12'4")

Radiator.

**BEDROOM 2**

3.76m x 3.33m (12'4" x 10'11")

Radiator, fitted wardrobe to one wall, ceiling coving.

**BATHROOM**

Three piece coloured suite comprising panelled bath, low flush WC, pedestal wash hand basin, part tiled walls, radiator.

**OUTSIDE**

There is an extensive driveway leading to the garage. The garden offers a multitude of established shrubs and trees, and a vast lawned front garden perfect for the keen gardener.

**GARAGE**

Up and over door.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.

