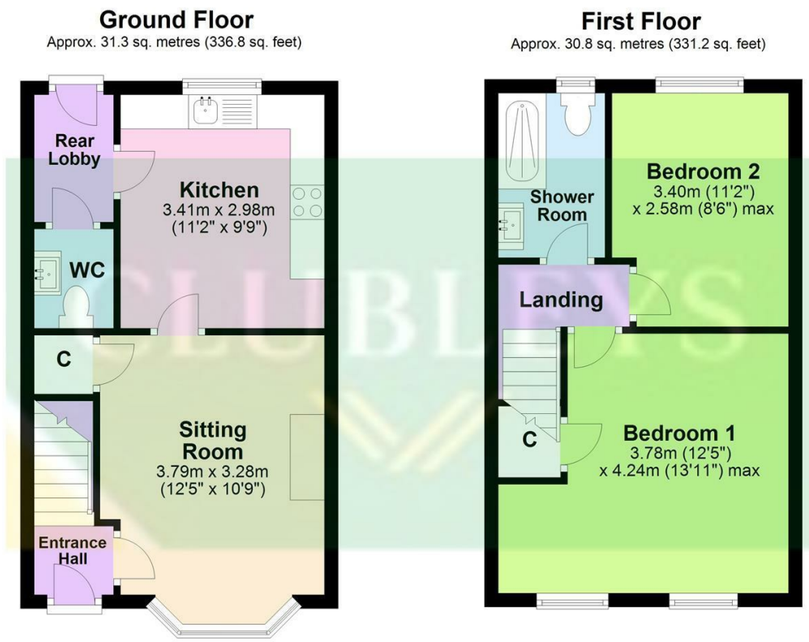

Total area: approx. 62.1 sq. metres (668.0 sq. feet)

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

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.

60 - 64 Market Place, Market Weighton, York,
YO43 3AL
01430 874000
mw@clubleys.com
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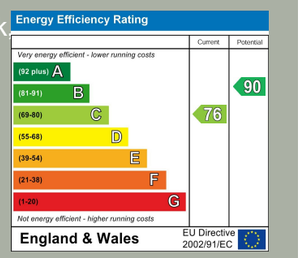

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves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

Holly Cottage, Little End, Holme-On-Spalding-Moor, YO43 4DS
£200,000

Beautifully styled and immaculately upgraded, this move-in ready home stands out for its stunning landscaped garden and tucked-away non-estate position overlooking a field to the rear.

Finished to an exceptional standard throughout, the current owner has thoughtfully enhanced the property with new windows, front and rear doors, a stylish shower room, updated kitchen sink, vanity units, majority new radiators, carpets and tasteful décor. The layout flows effortlessly, comprising an entrance hall, bright sitting room with bay window, fitted kitchen, cloaks area and downstairs WC. Upstairs are two generous double bedrooms, including a spacious principal bedroom with ample wardrobe space, alongside a sleek modern shower room.

Outside, the beautifully maintained garden is a true highlight, with lush lawn, patio seating areas, colourful borders, summerhouse and shed, all enjoying a lovely outlook to the rear. A block paved driveway completes the property.

Tenure: Freehold. East Riding of Yorkshire Council BAND: A.

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Tenure: Freehold
East Riding of Yorkshire Council
Band: A

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, ceiling coving, radiator, stairs leading to the first floor.

SITTING ROOM
3.79m x 3.28m (12'5" x 10'9")
Bay window to the front, ceiling coving, vertical radiator, fitted cupboard, TV aerial point.

KITCHEN/DINER
3.41m x 2.98m (11'2" x 9'9")
Fitted with a range of wall and base units comprising work surfaces, electric oven with gas hob and extractor hood over, single drainer sink unit, radiator, recessed ceiling lights, laminate flooring, part tiled walls, plumbing for automatic washer.

REAR LOBBY/CLOAKS AREA
Laminate flooring, radiator, rear entrance door.

WC
Two piece white suite comprising low flush WC, wash hand basin set in vanity unit with tiled splash back, laminate flooring, radiator, extractor fan.

FIRST FLOOR ACCOMMODATION

LANDING
Access to loft space.

BEDROOM 1
3.78m x 4.24m max (12'4" x 13'10" max)
Vertical radiator, cupboard housing wall mounted gas fired central heating boiler.

BEDROOM 2
3..40m x 2.58m max (9'10".131'2" x 8'5" max)
Radiator.

SHOWER ROOM
Three piece white suite comprising walk in shower, low flush WC, wash hand basin set in vanity unit, vertical radiator, extractor fan, laminate flooring.

OUTSIDE
Outside, the property enjoys a tucked-away non-estate position with a beautifully landscaped rear garden that feels exceptionally private and well considered. A generous lawn is framed by well-stocked, colourful borders, complemented by inviting patio seating areas ideal for outdoor dining and relaxation. A summerhouse provides a versatile additional space, while a useful garden shed sits neatly to the side. The outlook to the rear enhances the sense of calm, creating a pleasing backdrop to the garden. To the side, a block paved driveway provides off-street parking and completes the external offering.

ADDITIONAL INFORMATION

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.