



Holmleigh, Main Street,
York, Bugthorpe, YO41 1QG
£2,150 Per Calendar Month



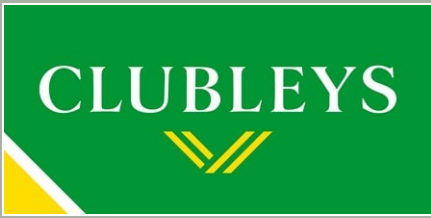
HALIFAX
ESTATES
All Enquires / Viewings
01759 368219

ALL ENQUIRIES PLEASE CONTACT ALLY TINDELL AT HALIFAX ESTATES- 01759 368219

<https://www.halifaxestates.co.uk/properties/holmleigh-bugthorpe-yo41-1qg/>

Holmleigh is the ideal rural family home. Located within walking distance of the village Primary School, Holmleigh sits in the heart of the village of Bugthorpe which benefits from a Post Office, Church, Village Hall and Primary School. The property comprises of entrance hall, utility room, boot room, open plan kitchen living, snug and dining area. To the first floor are 4 good sized bedrooms one with shower ensuite and a family bathroom with jack and jill access off the landing and principle bedroom. Externally there is a gravel driveway, with parking, patio area, double garage and good size garden mainly laid to lawn. The properties heating runs on a Pellet fed boiler.

EPC C (75)
Council Tax Band D
Deposit £2,420
Available from November



Tenure:
East Riding of Yorkshire Council
BAND: D

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

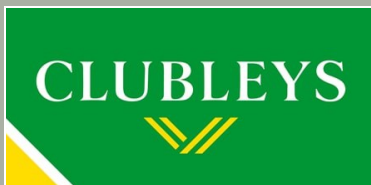
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

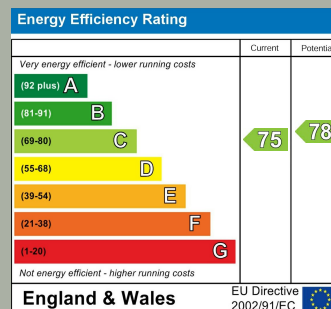
MORTGAGES

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.



8 The Square, Stamford Bridge, York,
YO41 1AF
01759 373709
sb@clubleys.com
www.clubleys.com



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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.