



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

Offered to the market with NO CHAIN involved this well presented two bedroom detached bungalow stands in a pleasant location towards the outskirts of the village. The accommodation briefly comprises entrance hall, lounge, two bedrooms and bathroom. There are lawned gardens to the front and rear of the house with side driveway providing off street parking and access to a single garage. Early inspection is strongly recommended.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Tiled floor, radiator.

KITCHEN 9'11" x 7'3" (3.02m x 2.21m)

Fitted with a range of wall and floor units, incorporating single drainer sink unit, complimentary work surfaces, stainless steel electric double oven, ceramic hob and cooker hood over, integral dishwasher, integral fridge freezer, plumbing for automatic washer, tiled floor, recessed ceiling lights.

LOUNGE 16'6" x 12'4" (5.03m x 3.75m)

Marble fireplace and hearth with wooden surround, coal effect gas fire inset, two radiators, TV aerial point, telephone point, power points, ceiling coving.

INNER HALL

Airing cupboard housing hot water cylinder with immersion heater, access to loft.

BEDROOM ONE 9'11" x 9'10" (3.03m x 3.0m)

Fitted wardrobes to one wall, radiator, power points, ceiling coving, TV aerial point.

BEDROOM TWO 9'11" x 8'11" (3.01m x 2.73m)

French windows to rear garden, radiator, power points, ceiling coving.

BATHROOM

Three piece suite comprising panelled bath with shower over, shower screen, pedestal wash hand basin, low flush WC, chrome ladder style towel rail, extractor fan, fully tiled walls, tiled floor.

GARAGE 17'0" x 8'8" (5.19m x 2.65m)

Up and over door, power and light.



OUTSIDE

To the front of the property is a lawned garden, to the rear the property has a paved patio area with lawned garden beyond, flower borders and fish pond.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council BAND B

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.

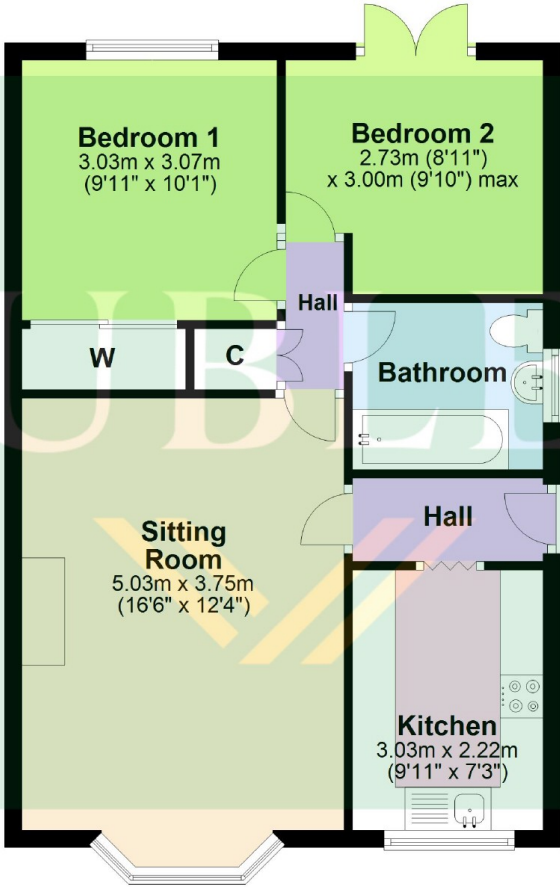


Floor Plan

This plan is for illustrative purposes only

Ground Floor

Approx. 54.8 sq. metres (590.0 sq. feet)



Total area: approx. 54.8 sq. metres (590.0 sq. feet)

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Plan produced using PlanUp.



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