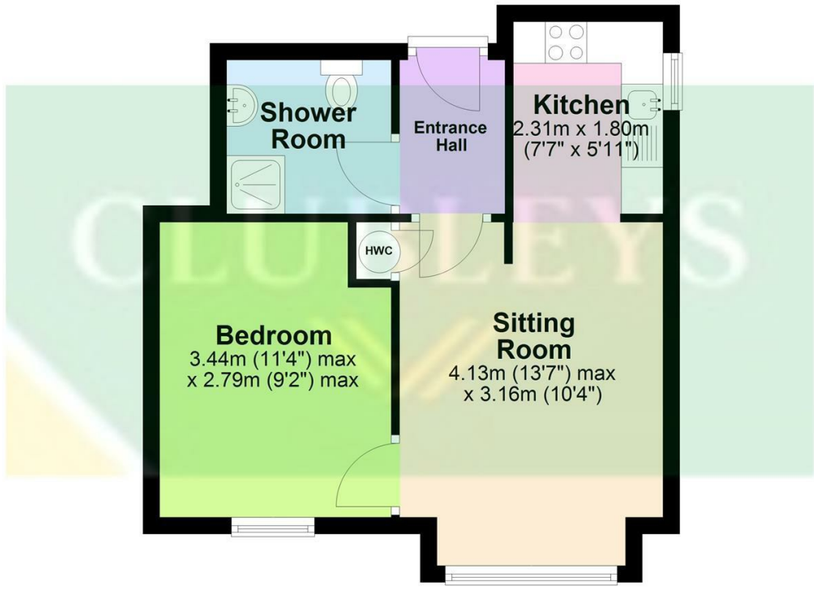
Ground Floor

Approx. 33.7 sq. metres (363.1 sq. feet)



Total area: approx. 33.7 sq. metres (363.1 sq. feet)

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

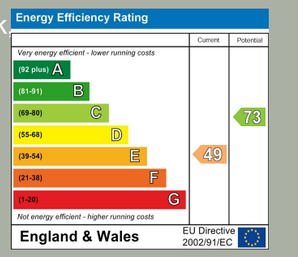
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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
www.clubleys.com



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.

9, Old Lea, Holme-On-Spalding-Moor, YO43 4BL
£95,000

FREEHOLD GROUND-FLOOR HOME WITH PARKING & GARDEN SPACE — £95,000
An affordable freehold ground-floor home with off-street parking and garden space, ideally placed close to the centre of Holme-on-Spalding-Moor. Offering everything on one level, this is an excellent first purchase, easy downsize or straightforward investment. The accommodation includes a bright sitting room, fitted kitchen, double bedroom and shower room. Outside, the property benefits from off-street parking together with front and side garden areas. At £95,000, this is a realistic opportunity to step onto the property ladder without the added cost of leasehold charges, while also appealing to buyers looking for an easy-to-manage home in a well-served village. Holme-on-Spalding-Moor offers everyday amenities within walking distance, with convenient access to Market Weighton, York and Hull.
Tenure: Freehold. East Riding of Yorkshire Council. BAND: A

rightmove www.clubleys.com ZOOPLA

Tenure: Freehold
East Riding of Yorkshire Council
Band: A

clubleys.com

THE ACCOMMODATION COMPRISES
PVC front entrance door, tiled floor.

ENTRANCE HALL
PVC front entrance door, tiled floor.

SITTING ROOM
4.13m max x 3.16m (13'6" max x 10'4")
TV aerial point, telephone point, wall mounted electric heater, cupboard housing hot water cylinder.

KITCHEN
2.31m x 1.80m (7'6" x 5'10")
Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, electric oven and hob with extractor hood over, plumbing for automatic washer, plumbing for dishwasher, tiled floor, part tiled walls.

BEDROOM
3.44m max x 2.79m max (11'3" max x 9'1" max)
Wall mounted electric heater.

SHOWER ROOM
Three piece white suite comprising step in shower cubicle, pedestal wash hand basin, low flush WC, fully tiled walls, tiled floor, vertical heated towel rail, extractor fan.

OUTSIDE
Front and side gardens and off street parking.

ADDITIONAL INFORMATION

SERVICES
Mains water, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.