



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 deceptively spacious detached bungalow stands on a quiet cul-de-sac in a most convenient location close to the village centre. The accommodation briefly comprises entrance hall, lounge, dining kitchen, conservatory, two bedrooms and wet room. Outside there are gardens to the front and rear of the bungalow and side driveway providing off street parking and access to the garage. Early inspection is recommended.



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, radiator, coved ceiling, access to roof space.

SITTING ROOM 14'10" X 11'1" (4.51M X 3.37M)

Large bay window, radiator, coved ceiling, TV and telephone point.

KITCHEN/DINER 15'6" X 10'5" (4.72M X 3.17M)

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit with chrome mixer tap, partially tiled walls, plumbing for automatic washing machine, space for cooker with extractor hood over, wall mounted gas fired central heating boiler, two radiators, telephone point, PVC rear entrance door, sliding patio door leading to conservatory.

CONSERVATORY 9'2" X 8'2" (2.80M X 2.50M)

Full height PVC double glazed windows with polycarbonate roof, tiled floor, radiator, sliding patio door leading to the rear garden.

BEDROOM ONE 11'8" X 11'1" (3.56M X 3.37M)

Radiator, coved ceiling, TV point.

BEDROOM TWO 10'8" X 7'0" (3.26M X 2.14M)

Radiator.

WET ROOM

Low flush WC, pedestal wash hand basin with chrome mixer tap, low level wall mounted shower, fully tiled walls, non slip flooring, radiator, airing cupboard housing hot water cylinder, extractor fan, shaver point.

GARAGE 18'11" X 8'10" (5.77M X 2.68M)

Up and over door, power and light.

OUTSIDE

To the front of the property there is a low maintenance, gravelled garden with side driveway providing ample parking leading to the single garage. The rear garden is laid mostly to lawn with planted borders, paved patio area and wooden fence boundaries. Gated access to the rear.

ADDITIONAL INFORMATION

SERVICES

Mains gas, water, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council- Band C



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.



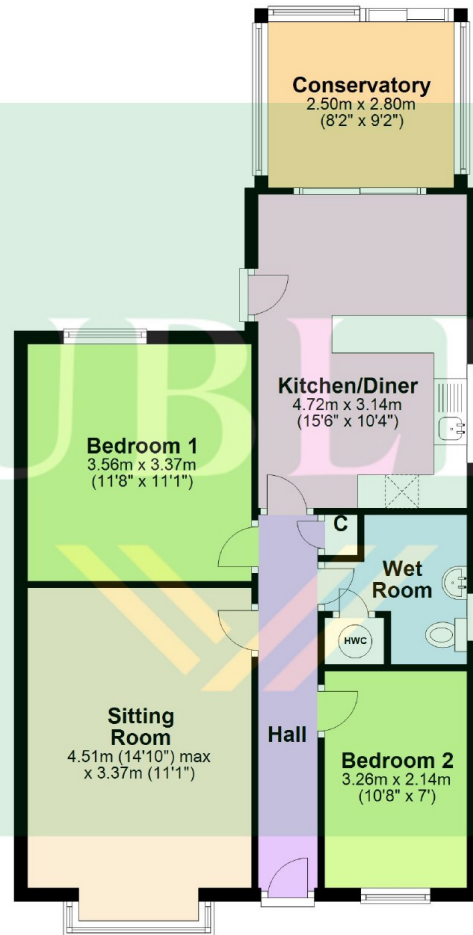


Floor Plan

This plan is for illustrative purposes only

Ground Floor

Approx. 68.8 sq. metres (740.9 sq. feet)



Total area: approx. 68.8 sq. metres (740.9 sq. feet)

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Plan produced using PlanUp.

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