

CLUBLEYS



9 Chestnut Crescent,
Holme On Spalding Moor YO43 4HU
Offers in the region of £160,000



****TAKE ADVANTAGE OF THE STAMP DUTY HOLIDAY - OFFERED TO THE MARKET WITH NO ONWARD CHAIN. **** A wonderfully presented true bungalow situated in an established residential cul-de-sac and only a short walk from the village amenities. This two bedroom semi detached bungalow has been painted in neutral tones with newly fitted carpets and has a light and airy feel throughout. The accommodation briefly comprises fitted kitchen, sitting room, inner hallway with storage cupboard, two bedrooms and modern shower room. The front and rear gardens are low maintenance with side driveway providing ample parking and access to the detached garage.



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 ACCOMMODATION COMPRISES

KITCHEN

4.53m x 2.11m (14'10" x 6'11")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven with gas hob and extractor hood over, plumbing for automatic washer, integrated fridge and freezer, recessed ceiling lights, Pvc side entrance door.

SITTING ROOM

4.53M X 3.47M (14'10" X 11'5")
Modern wall mounted electric fire, radiator, ceiling coving, TV aerial outlet.

INNER HALLWAY

Access to loft space (ladder, light and part boarded). Fitted cupboard housing combination boiler.

BEDROOM 1

3.69M X 2.54M (12'1" X 8'4")
Fitted wardrobe to one wall, radiator, ceiling coving, recessed ceiling lights.

BEDROOM 2

3.05M X 2.36M (10'0" X 7'9")
Radiator.

SHOWER ROOM

1.82M X 1.80M (6'0" X 5'11")
Modern shower room comprising step in shower cubicle, low flush WC, pedestal wash hand basin, recessed ceiling lights, laminate flooring, radiator.

OUTSIDE

Immediately beyond the property is a decked seating area, leading onto a paved area and further gravelled garden with flower and shrub borders. Fence boundaries and access to the side driveway and garage.

GARAGE

Up and over door.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

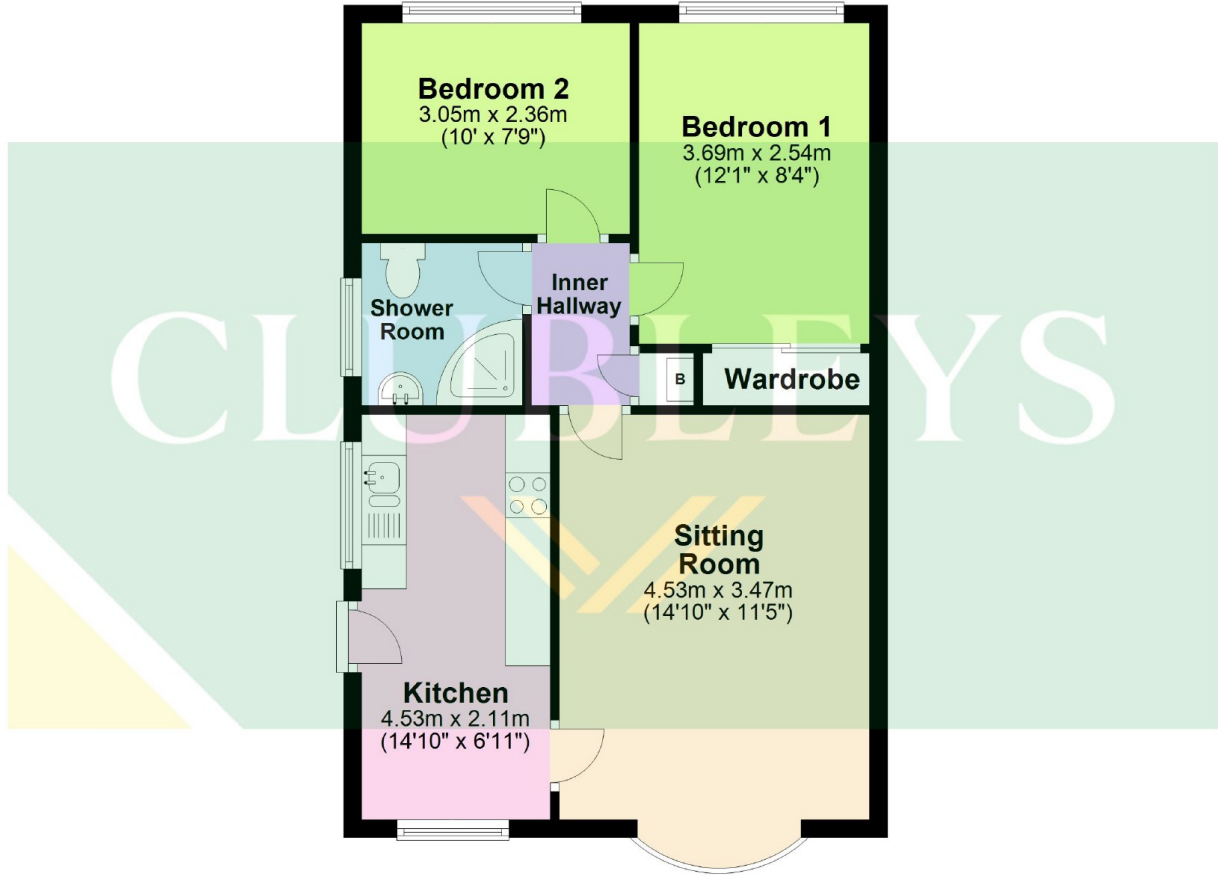
LOCAL AUTHORITY

East Riding of Yorkshire Council BAND B



Ground Floor

Approx. 51.1 sq. metres (550.1 sq. feet)



Total area: approx. 51.1 sq. metres (550.1 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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 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.

AGENTS NOTE

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 &
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

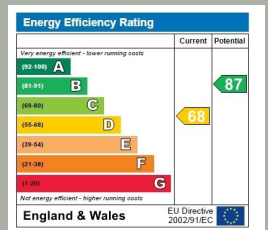
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking 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 Adviser, by phoning her on 07540 536892 email 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 Services Authority



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



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