

81-83, High Street,  
Holme On Spalding Moor, YO43 4AA  
Offers Over £100,000



## ABOUT THE PROPERTY

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Prime High Street Mixed-Use Opportunity! This centrally located property offers the rare combination of residential living and commercial potential. The ground floor features a tidy office with high street window frontage, ideal for A1/A2 uses (Retail or Financial/Professional Services) and eligible for Small Business Rate Relief (subject to eligibility). The residential accommodation is accessed at the rear, comprising a kitchen, sitting room, two bedrooms, and a bathroom. Outside, a walled courtyard garden with flowers, shrubs, and a brick store provides private outdoor space. In need of updating, the property offers fantastic potential to create a bespoke home and thriving business in a central village location. Tenure: Freehold. East Riding of Yorkshire Council BAND: "A"







## COMMERCIAL ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, luxury vinyl tile flooring, door leading to office/commercial area, rear entrance door.

### OFFICE

4.26m x 3.58m (13'11" x 11'8")

Luxury vinyl tile flooring, wall mounted electric heater, fitted cupboard, telephone point.

### WC

Low flush W.C., wash hand basin, partially tiled walls.

## TWO BEDROOM HOUSE COMPRISES

### KITCHEN

1.42m x 3.45m (4'7" x 11'3")

Fitted with a range of wall and base units comprising work surface, stainless steel sink unit, plumbing for automatic washing machine.

### SITTING ROOM

3.63m x 3.67 (11'10" x 12'0")

Feature exposed brick fire place with tiled hearth and wooden mantle, laminate wood flooring, part panelled walls, radiator x 2 , stairs leading to first floor.

## FIRST FLOOR ACCOMMODATION

### LANDING

### BEDROOM ONE

3.65m x 3.64m (11'11" x 11'11")

Radiator, fitted cupboard.

### BEDROOM TWO

1.94m x 2.80m (6'4" x 9'2")

Radiator, wall mounted gas fired central heating boiler, fitted cupboard.

### BATHROOM

Three piece white suite comprising P shaped panelled bath with shower over and shower screen, pedestal wash hand basin, low flush W.C., fully tiled walls, ceiling coving, chrome heated towel rail, access to loft space.

### OUTSIDE

Walled courtyard garden with flowers and shrubs, plus a handy brick store, providing private and practical outdoor space.

## ADDITIONAL INFORMATION

## RATES AND AFFORDABILITY

Rateable Value: £710

Eligible for Small Business Rate Relief (subject to eligibility)

## PROPERTY USE AND CLASSIFICATION

Suitable for A1/A2 uses (Retail and Financial/Professional Services)

Flexible for a range of occupiers within high street retail or office sectors.

## SERVICES

Mains water, gas, electricity and drainage.

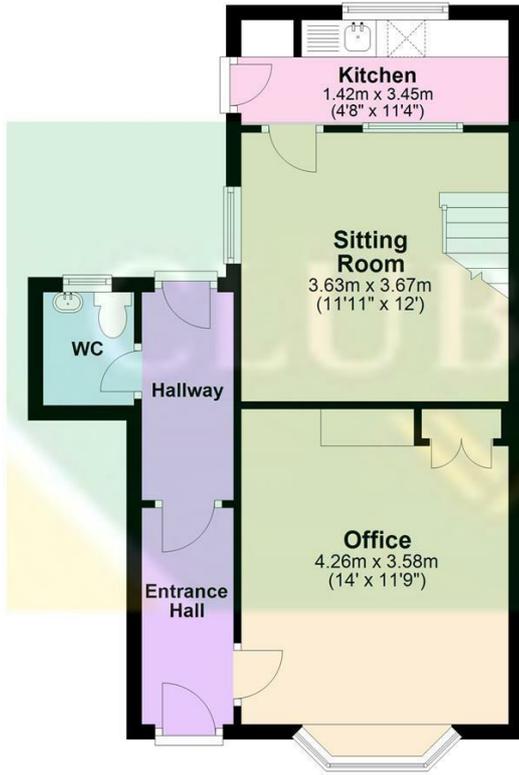
## APPLIANCES

No appliances have been tested by the agent.



## Ground Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



## First Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



Total area: approx. 74.8 sq. metres (804.6 sq. feet)

### 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](mailto: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.

### 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.