



8, Old Lea,
Holme-On-Spalding-Moor, YO43 4BL
£250,000



Total area: approx. 117.3 sq. metres (1262.9 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.

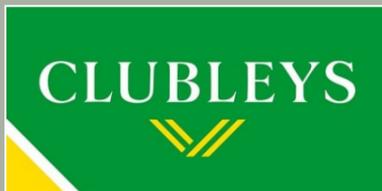
MATERIAL INFORMATION

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Situated on a generous plot within a sought-after development and just a short walk from the heart of the village, this immaculately presented two-bedroom detached bungalow has been lovingly cared for by its current owner since it was built in the 1980s. The spacious and well-maintained accommodation includes a welcoming entrance hall, a light-filled sitting room, and a separate dining room, along with a fitted kitchen that opens into a bright and versatile enclosed walkway/sunroom, perfect as a garden entrance, boot room, or seating area, with direct access to the rear garden. There are two good-sized bedrooms, one benefiting from an en-suite shower room, and an original four-piece bathroom. Outside, the property boasts a well-sized rear garden with a paved seating area, mainly laid to lawn with hedge and fence boundaries and a garden shed. The front garden is lawned with a gravelled area, and a side driveway provides off-street parking leading to the garage. East Riding of Yorkshire Council Band D. Tenure Freehold.



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, ceiling coving, access to loft space, fitted cupboard, radiator.

SITTING ROOM

5.16m x 3.69m (16'11" x 12'1")

Decorated tiled fireplace, wooden surround, T.V. aerial point, telephone point, ceiling coving, two radiators.

KITCHEN

3.65m x 2.90m (11'11" x 9'6")

Fitted with a range of wall and base units comprising work surfaces, single drain stainless steel sink unit, eye level double oven, gas hob, extractor hood over, plumbing for automatic washing machine, breakfast bar, part tiled walls.

SUN ROOM

10.01m x 1.72m (32'10" x 5'7")

A bright and versatile enclosed walkway/sunroom with tiled flooring, a polycarbonate roof, and direct access to the garden and garage. Ideal for use as a seating area, boot room, or garden entrance, and benefiting from a radiator.

DINING ROOM

2.90m x 2.73m (9'6" x 8'11")

Ceiling coving, radiator.

BEDROOM ONE

3.96m x 3.31m (12'11" x 10'10")

Radiator.

EN SUITE

Two piece suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, part tiled walls, radiator.

BEDROOM TWO

3.32m x 3.17m (10'10" x 10'4")

Radiator.

BATHROOM

Four piece suite comprising panelled bath, mixer tap shower attachment, pedestal wash hand basin, low flush W.C., bidet, airing cupboard housing hot water cylinder, part tiled walls, radiator.

OUTSIDE

Outside, the property boasts a well-sized rear garden with a paved seating area, mainly laid to lawn with

hedge and fence boundaries and a garden shed. The front garden is lawned with a gravelled area, and a side driveway provides off-street parking leading to the garage.

GARAGE

5.45m x 2.62m (17'10" x 8'7")

Up and Over door, Power and Light.

ADDITIONAL INFORMATION**SERVICES**

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

