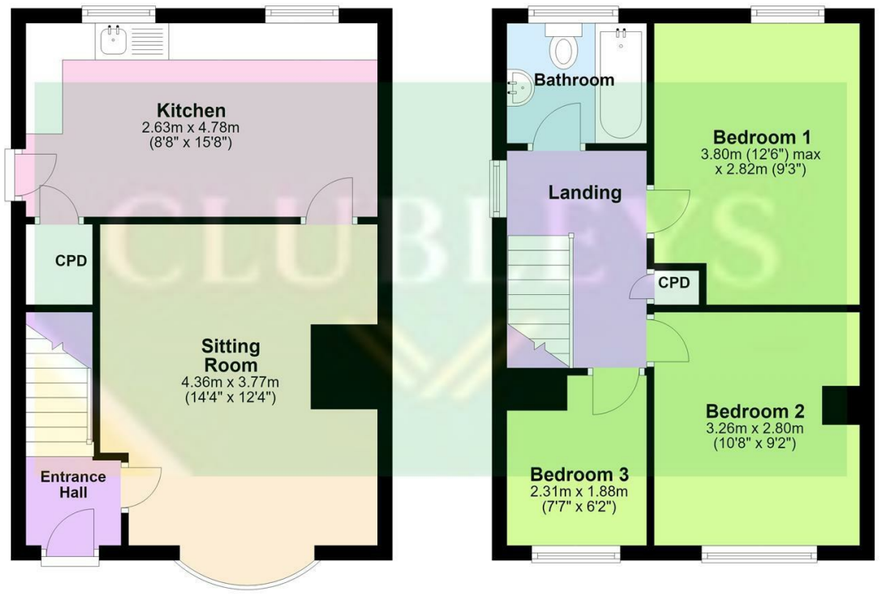
Ground Floor
Approx. 34.1 sq. metres (367.6 sq. feet)

First Floor
Approx. 34.2 sq. metres (368.3 sq. feet)



Total area: approx. 68.4 sq. metres (735.8 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.

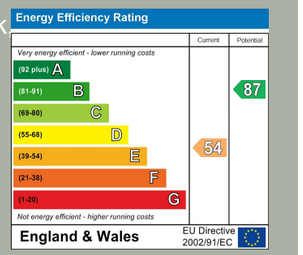
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We 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.

CLUBLEYS

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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.

CLUBLEYS

24, Cherry Crescent, Holme On Spalding Moor, YO43 4HS
£192,500







NO ONWARD CHAIN. This three-bedroom semi-detached home offers a practical layout, good outside space and plenty of parking for everyday family life. Inside, there is a spacious sitting room alongside a modern fitted kitchen with integrated appliances and a breakfast bar. Upstairs, you'll find three bedrooms and a modern family bathroom. The rear garden is mainly laid to lawn with a decked area providing space for outdoor seating and dining, all enclosed by fenced boundaries. At the front, the gravelled garden provides additional off-street parking alongside the driveway to the side. A straightforward, well-proportioned home with modern interiors, useful outdoor space and a layout that works well for couples and families alike.
Tenure: Freehold. East Riding of Yorkshire Council BAND: B.

rightmove

www.clubleys.com

ZOOPLA

CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire
Band: B

clubleys.com

THE ACCOMODATION COMPRSIES

ENTRANCE HALL
PVC Front entrance door, radiator, stairs leading to the first floor.

SITTING ROOM
4.36m x 3.77m (14'3" x 12'4")
Gas fire sat on tiled hearth with back boiler, radiator, ceiling coving.

KITCHEN
2.63m x 4.78m (8'7" x 15'8")
Fitted with a range of wall and base units comprising of work surfaces, single drainer sink unit, integrated fridge freezer, plumbed for automatic washing machine, electric oven and hob with extractor hood over, breakfast bar, radiator, under-stairs cupboard, PVC rear entrance door.

FIRST FLOOR ACCOMODATION

LANDING
Access to loft, cupboard housing hot water cyclinder.

BEDROOM ONE
3.80m max x 2.82m (12'5" max x 9'3")
Radiator.

BEDROOM TWO
3.26m x 2.80m (10'8" x 9'2")
Radiator.

BEDROOM THREE
2.31m x 1.88m (7'6" x 6'2")
Radiator.

BATHROOM
Three piece white suite comprising of panelled bath with shower over and shower screen, low flush WC, pedestal wash hand basin, wet wall boarding, radiator.

OUTSIDE
The rear garden is mainly laid to lawn with a decked area providing space for outdoor seating and dining, all enclosed by fenced boundaries. At the front, the gravelled garden provides additional off-street parking alongside the driveway to the side.

ADDITIONAL INFORMATION

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.











