

7, Baileywood Close,  
Holme-On-Spalding-Moor, YO43 4BF  
£225,000



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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

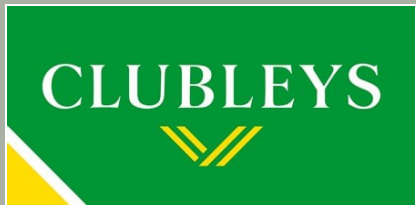
FREE VALUATIONS FOR SALE

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 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	78	
(69-80) C		
(55-68) D		
(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.

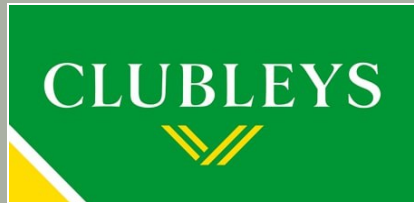
Positioned in a delightful cul de sac location on the outskirts of Holme on Spalding Moor, this three bedroom semi detached house is a credit to its current owners being beautifully kept throughout. The entrance hall leads through to the good sized sitting room featuring a modern media wall adorned with quartz sills. The inner hallway accesses the downstairs WC, and onto the bright and airy dining room and kitchen, overlooking the tranquil rear garden. Upstairs discover three well appointed bedrooms and a bathroom. The south-facing rear garden, predominantly laid to lawn and bordered by wooden sleeper boundaries, extends to a paved patio, providing a peaceful outdoor oasis. To the front, a manicured lawn and a gravel driveway leading to the detached single garage complete the picture of a home that effortlessly combines modern living with a peaceful setting.  
Tenure: Freehold. East Riding of Yorkshire Council BAND B.

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ZOOPLA





Tenure: Freehold  
East Riding Of Yorkshire Council  
Band: B

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC Front entrance door. Tiled flooring, radiator, ceiling coving. Stairs leading to first floor.

SITTING ROOM

4.34m x 3.85m max (14'2" x 12'7" max)  
Feature media wall with quartz shelving. Television point, telephone point, radiator, ceiling coving, inset ceiling lights.

KITCHEN

2.90m x 2.24m (9'6" x 7'4")  
Fitted with a range of high gloss cream wall and base units comprising granite worksurfaces, ceramic sink unit, Neff electric oven, four ring induction hob with stainless steel extractor fan over, integrated fridge freezer, plumbing for automatic washing machine, plumbing for dishwasher. Cupboard housing gas fired central heating boiler, partially tiled walls, ceiling coving, inset ceiling lights.

DINING ROOM

2.30m x 2.61m (7'6" x 8'6")  
French doors leading to rear garden, vertical panelled radiator, inset ceiling lights.

WC

Two piece white suite comprising low flush WC, wash hand basin set in granite worktop vanity unit. Extractor fan, inset ceiling lights, tiled flooring, underfloor heating.

FIRST FLOOR ACCOMMODATION

LANDING

Access to roof space, storage cupboard, ceiling coving, inset ceiling lights.

BEDROOM ONE

3.29m x 2.83m (10'9" x 9'3")  
Fitted cream bedroom furniture including wardrobe to one wall. Radiator, ceiling coving.

BEDROOM TWO

3.42m x 2.73m (11'2" x 8'11")  
Ceiling coving, radiator.

BEDROOM THREE

2.27m x 2.19m (7'5" x 7'2")  
Ceiling coving, radiator, fitted cupboard.

BATHROOM

Three piece white suite comprising P shaped bath with shower over and shower screen, pedestal wash hand basin, low flush WC. Fully tiled walls, tiled flooring with underfloor heating, white ladder towel radiator.

OUTSIDE

The south-facing rear garden, predominantly laid to lawn and bordered by wooden sleeper boundaries, extends to a paved patio, providing a peaceful outdoor oasis. To the front, a manicured lawn and a gravel driveway leading to the detached single garage.

GARAGE

Electric up and over door, power and light.

ADDITIONAL INFORMATION

Management company made up of one member per household acting as part of the management committee.  
Please note this property is owned by an employee of Clubleys.

SERVICES

Mains electric, gas and water. Drainage by private treatment works £500 per annum to the management company.

APPLIANCES

No appliances have been tested by the Agent.

