



3, Cherry Drive,
Holme-On-Spalding-Moor, YO43 4HT
£150,000



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



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

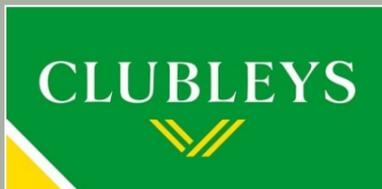
FREE VALUATIONS FOR SALE

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			87
(81-91) B		74	
(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	

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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.

Located in an established residential area, this extended three bedroom semi detached property offers no onward chain. This inviting home presents a blank canvas for your creative vision. With ample potential, it beckons a fresh update to transform it into the haven you've envisioned. The accommodation briefly comprises entrance hall, sitting room, dining room and extended kitchen. Upstairs you will find three bedrooms and a family bathroom. Outside the rear garden is laid to lawn which is complemented by a paved seating area – an ideal backdrop for outdoor gatherings. The perimeter is lined with fence boundaries. The low-maintenance front garden sets the tone for a neat and welcoming curb appeal, while the side driveway and convenient carport effortlessly accommodate your parking needs.

Tenure: Freehold. East Riding of Yorkshire Council Band: B



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, radiator, stairs leading to first floor.

SITTING ROOM

4.35m x 3.76m max (14'3" x 12'4" max)
 Wood fire surround with concrete hearth. Radiator, television point, ceiling coving.

DINING ROOM

2.69m x 4.80m (8'9" x 15'8")
 Fitted cupboard with wall mounted gas fired central heating boiler. Radiator, archway through to the kitchen.

KITCHEN

4.05m x 2.68m (13'3" x 8'9")
 Fitted with a range of wall and base units comprising work surfaces and single drainer stainless steel sink unit. Plumbing for automatic washing machine, tiled floor, partially tiled walls. Radiator, ceiling coving, PVC rear entrance door.

FIRST FLOOR

LANDING

Fitted cupboard, radiator, access to loft space.

BEDROOM ONE

3.31m x 2.85m (10'10" x 9'4")
 Radiator.

BEDROOM TWO

3.76m x 2.83m (12'4" x 9'3")
 Radiator.

BEDROOM THREE

2.28m x 1.86m (7'5" x 6'1")

BATHROOM

Three piece suite comprising panelled bath, low flush WC and pedestal wash hand basin with tiled splashback. Partially tiled walls, heated towel rail.

OUTSIDE

Outside the rear garden is laid to lawn which is complemented by a paved seating area – an ideal backdrop for outdoor gatherings. The perimeter is lined with fence boundaries. The low-maintenance front garden sets the tone for a neat and welcoming curb appeal, while the side driveway and convenient

carport effortlessly accommodate your parking needs.

ADDITIONAL INFORMATION

SERVICES

Mains electricity, gas, water and drainage.

APPLIANCES

No appliances have been tested by the Agent.

