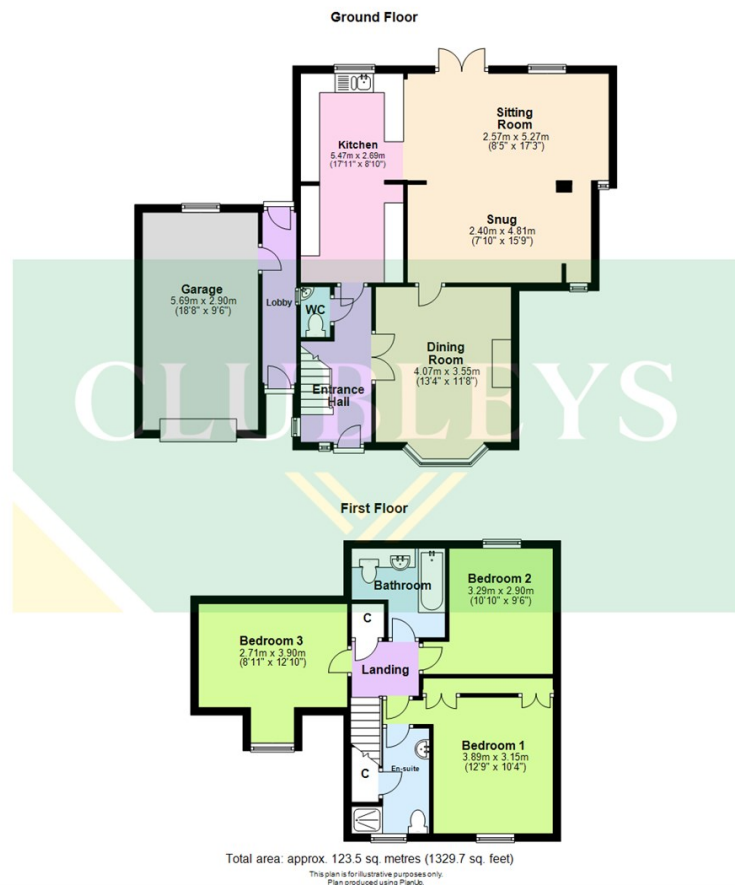




AGENTS NOTES

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.



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	81
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.



12, Old Lea,
Holme-On-Spalding-Moor, YO43 4BL
£325,000



Standing in an imposing position within a quiet cul-de-sac in a most sought after area of the village, this truly impressive detached house must be viewed to be fully appreciated. The property has a wonderful ground floor extension forming a contemporary open plan feel. The accommodation in brief comprises entrance hall, cloakroom, breakfast kitchen, sitting room, snug with office area, separate dining room, three first floor bedrooms, master en-suite shower room and family bathroom. Outside there is a beautiful garden to the rear which is generous in size and benefits from a range of shrubs and trees. There is a covered porch area providing access from the house to the garage, a front driveway provides plenty of off street parking. To summarise, an impressive property standing on a generous plot in a sought after location, it goes without saying that viewing is strongly recommended.

rightmove

www.clubleys.com

OnTheMarket.com

Location

Holme On Spalding Moor is a popular village having an excellent community spirit and activities available to suit all ages. The village has selection of facilities including several shops and public houses together with a Post Office, Doctor's Surgery and Pharmacy, a primary school and nursery. And is ideally located for access into Hull, York & Selby, as well as onto the M62 motorway network.

The accommodation comprises**Entrance Hall**

Composite front entrance door, stairs to first floor, under stairs cupboard, laminate flooring, radiator, dado rail, ceiling coving.

WC

Two piece light coloured suite comprising low flush WC, pedestal wash hand basin with tiled splash back, laminate flooring.

Dining Room

4.07m x 3.55m (13'4" x 11'8")
Dado rail, radiator, ceiling coving.

Kitchen

5.47m x 2.69m (17'11" x 8'10")
Fitted with a range of wall and base units comprising work surfaces, breakfast bar, four ring gas hob with extractor hood over, eye level oven, plumbing for automatic washing machine, plumbing for dishwasher, one and a half bowl composite sink with drainer, part tiled walls, radiator, cupboard housing wall mounted gas fired central heating boiler.

Sitting Room

2.57m x 5.27m (8'5" x 17'3")
French doors to rear garden, electric fireplace with gas point available with tiled hearth and wooden surround, TV aerial point, telephone point, radiator x2.

Snug

2.40m x 4.81m (7'10" x 15'9")
Radiator, ceiling coving.

First floor accommodation**Landing**

Access to loft space, dado rail, fitted cupboard housing hot water cylinder, access to eaves.

Bedroom 1

3.89m x 3.15m (12'9" x 10'4")
Fitted wardrobes. ceiling coving, radiator dado rail.

En-suite

Three piece white suite comprising low flush WC, pedestal wash hand basin, step in shower cubicle, fully tiled walls, tiled floor, heated towel rail. recessed ceiling lights.

Bedroom 2

3.29m x 2.90m (10'10" x 9'6")
Radiator.

Bedroom 3

2.71m x 3.90m (8'11" x 12'10")
Radiator, built in cupboards.

Bathroom

Three piece white suite comprising low flush WC and wash hand basin set in vanity unit, panelled bath, fully tiled walls, tiled floor, heated towel rail, recessed ceiling lights.

Outside

Outside there is a beautiful garden to the rear which is generous in size, includes a garden shed and benefits from a range of shrubs and trees. There is a covered porch area providing access from the house to the garage, a front driveway provides plenty of off street parking.

Lobby**Garage**

5.69m x 2.90m (18'8" x 9'6")
Up and over door, power and light.

Additional information

The property benefits from solar panels installed in March 2015 which the vendor informs us are owned and the feed in tariff in 2020 was:
Generation rate 15.73 p/kWh
Export rate 5.50 p/kWh

Heating boiler Worcester Bosch 24Ri Installed July 2011 by British Gas

Appliances

No appliances have been tested by the agent.

Services

Mains gas, water, electricity and drainage.

