

CLUBLEYS



53 Moor End

Holme On Spalding Moor, YO43 4DP

£140,000



THE LOCATION

Holme on Spalding Moor has a growing selection of facilities including several shops and public houses together with a Bank, 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 PROPERTY

Viewing is strongly recommended to fully appreciate this well presented and deceptively spacious two bedroom semi detached bungalow. The accommodation briefly comprises entrance hall, lounge, dining room, inner lobby, modern shower room, kitchen, conservatory, utility room and two bedrooms. Outside there are generous gardens to the front and rear of the bungalow with off street parking and a garage. NO ONWARD CHAIN.



THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Pvc front entrance door.

SITTING ROOM 16'3" X 12'1" (4.96M X 3.69M)

Feature marble fire surround having coal effect gas fire, TV aerial outlet, radiator, fitted cupboard to alcove, coved ceiling.

DINING ROOM 13'0" X 10'6" (3.95M X 3.21M)

Radiator.

INNER LOBBY

Fitted cupboard, gas fired central heating boiler and hatch providing access to roof space.

KITCHEN 9'11" X 6'11" (3.01M X 2.12M)

Fitted floor units having complementary work surfaces incorporating single drainer stainless steel sink unit and cooker hood, partially tiled walls.

CONSERVATORY

PVC windows, polycarbonate roof and rear entrance door.

UTILITY ROOM

Plumbing for automatic washing machine.

SHOWER ROOM

White suite comprising low flush WC, pedestal wash hand basin, shower cubicle housing electric shower, partially tiled walls and radiator.

BEDROOM ONE 16'3" X 12'0" (4.96M X 3.65M)

Radiator.

BEDROOM TWO 13'0" X 9'5" (3.95M X 2.88M)

Radiator.

OUTSIDE

There are generous gardens located to the front and rear of the house. The front garden is relatively low maintenance being mostly gravelled with shrub beds. The rear garden is most impressive being laid mostly to lawn with a range of shrubs. There is a large driveway providing ample off street parking and a single garage.

ADDITIONAL INFORMATION



SERVICES

Mains gas, electricity, water and drainage.

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council BAND B

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.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 Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.

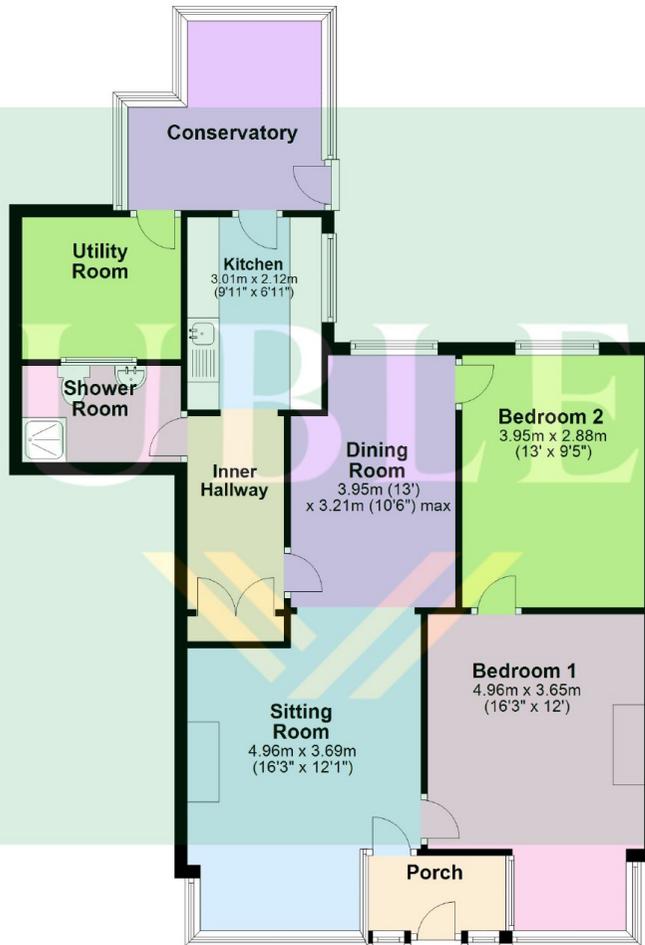
Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



Floor Plan

This plan is for illustrative purposes only

Ground Floor
Approx. 90.8 sq. metres (977.7 sq. feet)



Total area: approx. 90.8 sq. metres (977.7 sq. feet)

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Plan produced using PlanUp.

CLUBLEYS

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

Energy Efficiency Rating: Current 58, Potential 82
Environmental Impact (CO₂) Rating: Current 55, Potential 82

Relocation
agent network
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