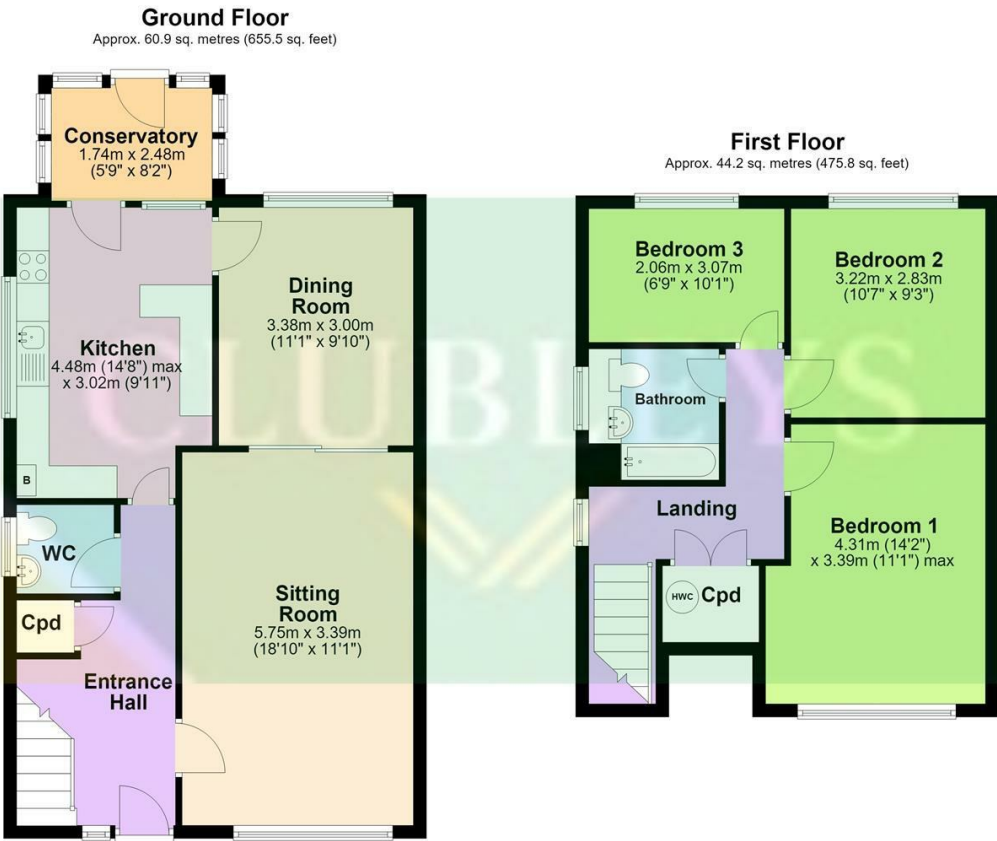


19, Baileywood Lane,
Holme-On-Spalding-Moor, YO43 4ER
£215,000



Total area: approx. 105.1 sq. metres (1131.3 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.

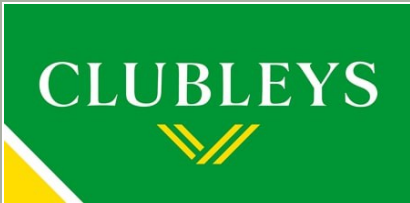
MATERIAL INFORMATION

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.

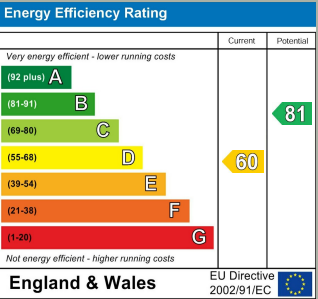
MORTGAGES

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.



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mw@clubleys.com
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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.



Offering exceptional space both inside and out, this impressive three-bedroom semi-detached home is perfectly suited to modern family living, with generous room proportions and excellent potential to personalise. The well-planned accommodation begins with a spacious entrance hall with cloakroom/WC, leading to a comfortable sitting room, separate dining room, fitted kitchen and a conservatory overlooking the garden, creating flexible spaces for both everyday family life and entertaining. Upstairs are three well-proportioned bedrooms and a family bathroom. Outside, the property enjoys an attractive lawned front garden, while the enclosed rear garden is laid mainly to lawn with established flowers, trees and shrubs, providing a private outdoor retreat. A generous side driveway with gated access leads to the garage, offering ample off-road parking. Situated within a well-established residential area, this is a fantastic family home combining space, practicality and exciting potential for its next owners. Offered to the market with no onward chain, the property presents an excellent opportunity for buyers seeking a straightforward move.

Tenure: Freehold. East Riding of Yorkshire BAND: C.



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, ceiling coving, stairs to first floor with cupboard under.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, radiator.

SITTING ROOM

5.75m x 3.39m (18'10" x 11'1")

T.V. aerial point, ceiling coving, two radiators, sliding doors to the dining room.

DINING ROOM

3.38m x 3.00m (11'1" x 9'10")

Ceiling coving, radiator.

KITCHEN

4.48m max x 3.02m (14'8" max x 9'10")

Fitted with a range of wall and base units comprising work surfaces, single drain stainless steel sink unit, electric oven and hob, extractor hood over, breakfast bar, part tiled walls, wall mounted gas fired central heating boiler, plumbing for automatic washing machine, radiator, door to conservatory.

CONSERVATORY

1.74m x 2.48m (5'8" x 8'1")

Brick dwarf wall, PVC windows, polycarbonate roof, PVC door to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, fitted cupboard housing hot water cylinder.

BEDROOM ONE

4.31m x 3.39m max (14'1" x 11'1" max)

Radiator.

BEDROOM TWO

3.22m x 2.83m (10'6" x 9'3")

Radiator.

BEDROOM THREE

2.06m x 3.07m (6'9" x 10'0")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, shower

over, shower screen, wash hand basin and low flush W.C., set in vanity unit, fully tiled walls, chrome heated towel rail.

OUTSIDE

Outside, the property enjoys an attractive lawned front garden, while the enclosed rear garden is laid mainly to lawn with established flowers, trees and shrubs, providing a private outdoor retreat. A generous side driveway with gated access leads to the garage, offering ample off-road parking.

GARAGE

Up and over door, power and light, side personnel door.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the agent.

