2, Brodwick Drive, Holme-On-Spalding-Moor, YO43 4HN
50% Shared Ownership £100,000







BUY A 50% SHARE FOR £100,000. An excellent route onto the property ladder, this beautifully presented two bedroom semi detached home combines modern, low-maintenance living with a south-facing garden and two allocated parking spaces. With two generous double bedrooms, a modern kitchen/diner with integrated appliances, ground floor WC and French doors to the garden, this is a particularly appealing first home in Holme on Spalding Moor.

Available on a 50% Shared Ownership basis. The current monthly rent for the remaining share is £248, together with a current service charge of £26 per month, payable in addition to any mortgage. These charges are subject to periodic review. Purchasers will be subject to the relevant eligibility and affordability criteria.

Tenure: Leasehold. The lease commenced in June 2022 and is for a term of 125 years. East Riding of Yorkshire Council Tax Band: B.

Tenure: Leasehold
East Riding of Yorkshire Council
BAND: B

Holme on Spalding Moor has a growing 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
Front entrance door, laminate wood flooring, radiator, stairs to first floor.

W.C.
Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, laminate wood flooring, extractor, radiator.

SITTING ROOM
4.80m x 2.43m (15'8" x 7'11")
T. V. aerial point, fitted cupboard, radiator, PVC french doors to rear garden (south facing).

KITCHEN/DINER
4.80m x 2.53m (15'8" x 8'3")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven, induction hob, extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, recessed ceiling lights, radiator.

FIRST FLOOR ACCOMMODATION

LANDING
Access to loft space.

BEDROOM ONE
4.80m x 2.56m (15'8" x 8'4")
Radiator.

BEDROOM TWO
4.80m x 2.43m (15'8" x 7'11")
Radiator.

BATHROOM
Three piece suite comprising panelled bath, shower over, shower screen, pedestal wash hand basin, low flush W.C., part tiled walls, laminate wood flooring, extractor, recessed ceiling lights, chrome heated towel rail,

OUTSIDE
Externally, the property enjoys a well-maintained rear garden with a paved patio area and lawn, enclosed by fenced boundaries and benefiting from convenient side gated access. To the front is an attractive walled garden with established shrubs, enhancing the home's kerb appeal, while two allocated parking spaces add everyday practicality.

ADDITIONAL INFORMATION
As this is a Shared Ownership property, buyers must meet certain eligibility criteria. This is assessed through an online application, which can be completed here: https://url.uk.m.mimecastprotect.com/s/yf7EC9DA7iR4I domain=apply.yorkshirehousing.co.uk

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Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

SERVICES
Mains water, electricity, gas and drainage.

APPLIANCES
No Appliances have been tested by the Agent.

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Estate Agents | Lettings Agents | Chartered Surveyors



Total area: approx. 74.3 sq. metres (800.2 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.

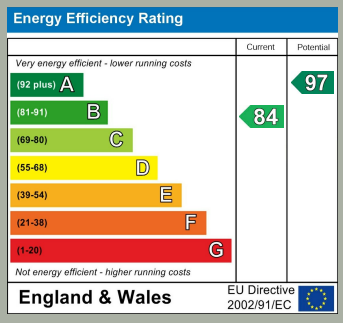
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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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.