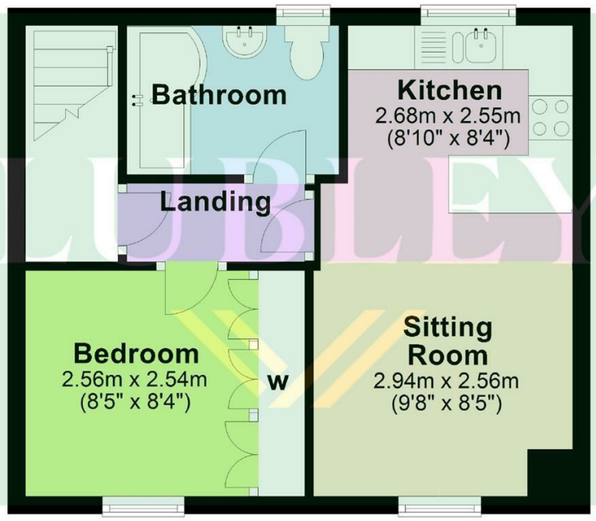
Ground Floor

Approx. 33.1 sq. metres (356.2 sq. feet)



Total area: approx. 33.1 sq. metres (356.2 sq. feet)

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

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.

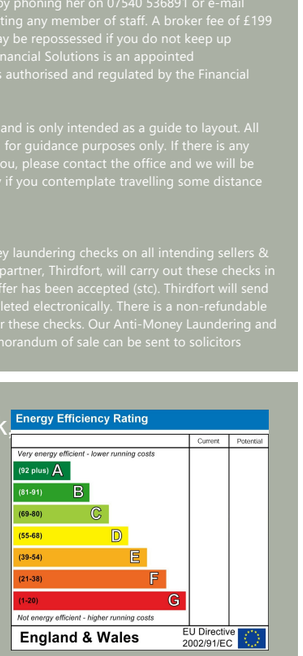
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

CLUBLEYS

60 - 64 Market Place, Market Weighton, York, YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



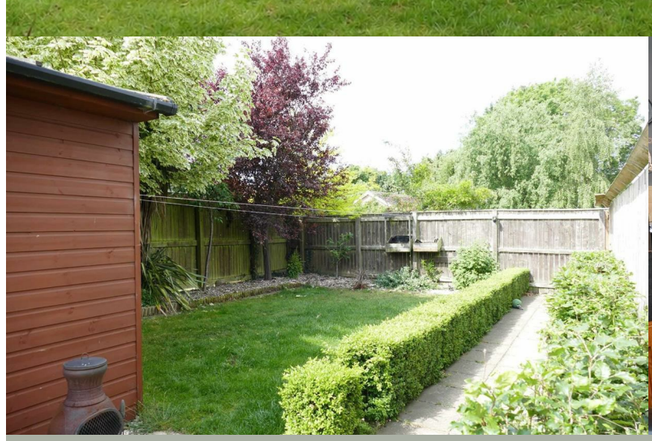
Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves 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.

CLUBLEYS

11, Old Lea, Holme On Spalding Moor, YO43 4BL
£110,000







Offering the freedom of a generous rear garden alongside the ease of apartment living, this first-floor home combines practical living space with a convenient, well-connected location. The accommodation is accessed via an entrance hall and staircase leading to the first-floor landing. An open-plan sitting room and kitchen create a sociable, easy-to-manage living space, complemented by a separate bedroom and bathroom. Outside, the good-sized rear garden provides valuable outdoor space, while parking is available to the front. Set within an established residential neighbourhood, the apartment is within walking distance of the town centre and its range of everyday amenities. Offered leasehold with approximately 957 years remaining, this is an appealing home for buyers seeking a balance of comfort, outdoor space and convenience.
Tenure: Freehold. East Riding of Yorkshire Council BAND: A

rightmove

www.clubleys.com

ZOOPLA

Tenure: Leasehold
East Riding of Yorkshire Council
BAND A
Band: A

clubleys.com

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 ACCOMMODATION COMPRISES

ENTRANCE HALL
Pvc front entrance door, tiled floor, stairs leading to first floor.

LANDING

SITTING ROOM
2.94 x 2.56 (9'8" x 8'5")
Laminate flooring, ceiling coving, recessed ceiling lights.

KITCHEN
2.68 x 2.55 (8'10" x 8'4")
Fitted base units comprising work surfaces, electric hob with extractor over, ceramic sink, ceiling coving, recessed ceiling lights, part tiled walls, tiled floor.

BEDROOM
2.56 x 2.54 (8'5" x 8'4")
Electric wall heater, ceiling coving, recessed ceiling lights, fitted wardrobe to one wall.

BATHROOM
Three piece white suite comprising panelled bath with shower over, low flush WC, part tiled walls, tiled floor, ceiling coving, extractor fan, recessed ceiling lights.

OUTSIDE
Outside, the good-sized rear garden provides valuable outdoor space, while parking is available to the front.

OUTSIDE STORE
Plumbing for automatic washer.

ADDITIONAL INFORMATION

SERVICES
Mains water, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.

PHOTOGRAPHY DISCLAIMER
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky enhancement 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.

MATERIAL INFORMATION
The Ofcom website suggests there is a maximum download speed of 1000 Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.



