

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£160,000

31 Chestnut Drive, Holme-On-Spalding-Moor, York, YO43 4HW

This traditional three bed semi-detached house has a larger than average detached single garage, private driveway, and benefits from extra off road parking to the front.

A well maintained property with a new boiler fitted in 2022, the accommodation comprises front entrance porch, hallway, kitchen, living room, dining room, conservatory, three bedrooms, two of which are doubles, and a shower room.

Holme on Spalding Moor is a large, increasingly popular rural village situated between Market Weighton and Howden, and offers a good range of local amenities including churches, doctors, pharmacy, a primary school, convenience stores, post office, butchers, bakers, pubs and takeaway restaurants.

Bedrooms	Bathrooms	Receptions
3	1	null



HOLME ON SPALDING MOOR

Holme on Spalding Moor is a small increasingly popular rural village situated between Market Weighton and Howden. There is a good range of local amenities including churches, doctors, pharmacy, a primary school, convenience stores, post office, butchers, bakers, pubs and takeaway restaurants. The nearest railway station is at Howden (with direct services to London) and there is a regular bus service giving access to nearby York and Market Weighton, which have supermarkets and a good selection of shops. The village is also well located for commuting to York, Hull, Beverley and for access to the M62 motorway.

ACCOMODATION

ENTRANCE PORCH

1.75m x 1.04m (5'8" x 3'4")

PVCu porch with full length entrance door.

ENTRANCE HALL

PVCu entrance door, stairs off, radiator.

LIVING ROOM

4.76m x 3.22m (15'7" x 10'6")



Gas fire with marble effect surround and hearth, laminate floor covering, ceiling coving, radiator.

DINING ROOM

4.00m x 2.09m (13'1" x 6'10")



Laminate floor covering, ornamental beams, radiator, full length doors into conservatory.

KITCHEN

3.23m x 2.30m (10'7" x 7'6")



Fitted white kitchen with blue laminate work surface over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, gas hob with electric oven, extractor fan over, Ideal gas central heating boiler (installed 2022), PVCu side door, tile effect flooring, part-tiled walls, under stairs storage cupboard.

CONSERVATORY

2.42m x 2.38m (7'11" x 7'9")

PVCu with french doors to rear garden.

LANDING

Loft access point, storage cupboard.

SHOWER ROOM

2.11m x 1.82m (6'11" x 5'11")



White suite comprising wash basin, low flush W/C, double shower cubicle with plumbed shower, tiled walls, heated ladder towel rail.

BEDROOM 1

4.12m x 2.58m (13'6" x 8'5")



Television point, telephone point, radiator.

BEDROOM 2

3.93m x 2.57m (12'10" x 8'5")



Television point, radiator.

BEDROOM 3

2.35m x 1.87m (7'8" x 6'1")

Television point, radiator.

OUTSIDE



DETACHED GARAGE

6.68m x 3.55m (21'10" x 11'7")



Power and electric, roller shutter door, PVCu side personnel door.

GARDEN



Front garden is laid to gravel for low maintenance parking area, timber fence boundaries.

Rear garden is laid to low maintenance resin, raised flower borders, green house, timber garden shed, timber fence boundaries, outside tap, side driveway.

SERVICES

Mains water, electricity, gas and drainage are connected to the property.

Gas central heating.

MANAGEMENT FEE

We are advised by the vendors that the property is subject to a maintenance charge of £123.04 per annum. This is to be confirmed.

COUNCIL TAX

Council Tax Band B

TENURE

The property is freehold.

POSSESSION

Vacant possession on completion.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

AGENTS NOTE

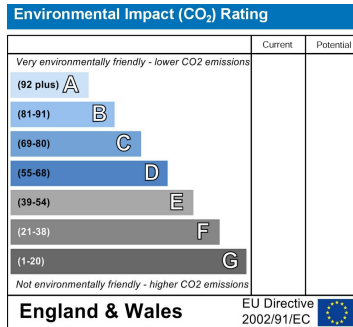
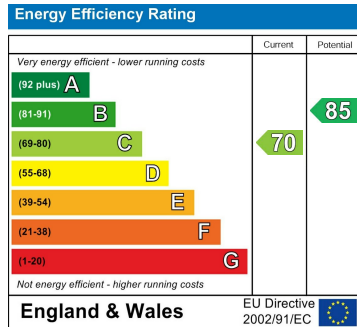
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.



Floor plan

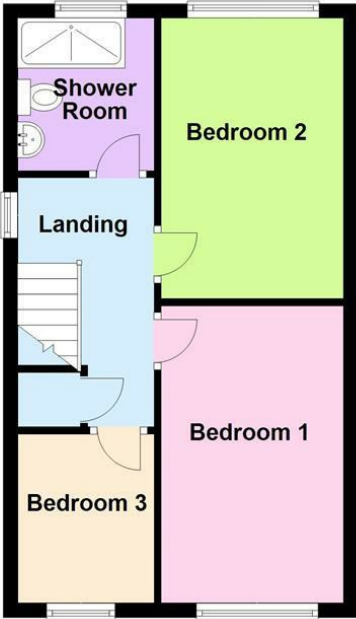
Ground Floor

Approx. 44.7 sq. metres (481.2 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



Total area: approx. 81.7 sq. metres (879.2 sq. feet)
31 Chestnut Drive, HOSM