

# HORNSEYS

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**£174,995**

## **9 Hawthorne Drive, Holme-On-Spalding-Moor, York, YO43 4HX**

**\*\* TWO BED BUNGALOW - WELL MAINTAINED \*\***

This two bedroom semi-detached bungalow sits on a generous plot boasts both a lobby and conservatory. Well maintained by the current owner, the property briefly comprises side entrance lobby/utility, kitchen, inner hall, living room, two bedrooms, bathroom, and conservatory. Outside the front garden is laid to gravel, and a private paved driveway leads to a large rear garden with paved patio and lawn. The property also benefits from gas central heating and PVCu double glazing.

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

**Bedrooms**

**2**

**Bathrooms**

**1**

**Receptions**

**1**





## 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, a primary school, convenience stores, post office, butchers, bakers, pubs and takeaway restaurants. The nearest railway station is at Howden and there is a regular bus service giving access to nearby Howden, Goole and Market Weighton, all of 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.

## ACCOMMODATION

### SIDE ENTRANCE/UTILITY

*2.18m x 1.23m (7'1" x 4'0")*

PVCu entrance door, fitted work surface, plumbing for washing machine, exposed brickwork, door into kitchen.

### KITCHEN

*3.18m x 3.17m (10'5" x 10'4")*



Fitted beech effect kitchen with marble effect work surfaces over, 1 1/2 bowl sink and drainer with mixer tap, fitted electric oven and grill, gas hob with extractor fan over, part tiled walls, inset ceiling lights, tiled flooring, television point, ornamental ceiling beams.

### DINING AREA



## INNER HALL

*2.55m x 1.14m (8'4" x 3'8")*

Storage cupboard off with hit-and-miss shelving, loft access point, access to combi gas central heating boiler.

## LIVING ROOM

*4.68m x 3.20m (15'4" x 10'5")*



Gas fire with marble effect hearth and white timber mantle, two wall lights, ceiling coving, ornamental beams, television point, radiator.

## MASTER BEDROOM

*3.27m x 3.21m (10'8" x 10'6")*



Television point, radiator.

## BEDROOM 2

*2.98m x 2.08m (9'9" x 6'9")*

Ceiling coving, radiator, opens to conservatory.



## CONSERVATORY

2.79m x 2.00m (9'1" x 6'6")



PVCu conservatory with door to rear garden, wall light, radiator.

## BATHROOM



White suite comprising low flush W/C, pedestal wash basin, panel bath with shower over, part tiled walls, chrome ladder towel rail.

## OUTSIDE



## FRONT GARDEN

Paved driveway with gravel parking area, hedged boundaries to front.

## REAR GARDEN



Laid to lawn with paved patio and low maintenance gravelled area, timber shed with power and light, timber fenced boundaries.

## SERVICES

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

Gas central heating.

## 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.

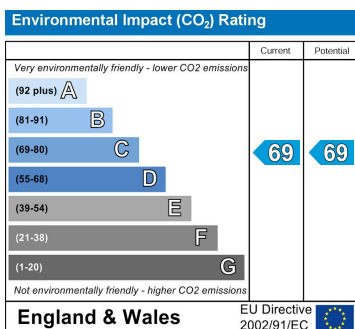
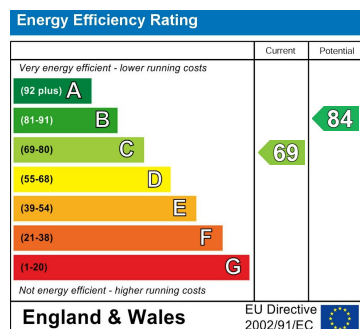
## FREE VALUATION

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

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# Floor plan

## Floor Plan

Approx. 59.0 sq. metres (634.6 sq. feet)



Total area: approx. 59.0 sq. metres (634.6 sq. feet)