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£290,000

36 Hawthorne Drive, Holme-On-Spalding-Moor, York, YO43 4HY

This impressive four bedroom detached house has been updated by the current owner and boasts all the attributes for an ideal family home.

Situated in a quiet residential area of this popular village, the property comprises storm porch, entrance hall, kitchen and dining area, utility room, pantry, downstairs cloakroom with W/C, living room with log burning stove, conservatory, master bedroom with walk-in wardrobe and en suite, two further double bedrooms, a single bedroom, and a family bathroom.

Outside, the property has both front and back gardens and a private driveway providing ample parking.

Holme-on-Spalding-Moor is a large, 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 village is also well located for commuting to York, Hull, Beverley and for access to the M62 motorway.

Bedrooms Bathrooms Receptions

4

2

2



HOLME ON SPALDING MOOR

Holme on Spalding Moor is a large, 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.

ACCOMMODATION

GROUND FLOOR

STORM PORCH

ENTRANCE HALL

1.81m x 1.43m (5'11" x 4'8")

PVCu front door, stairs off to first floor.

LIVING ROOM

4.43m x 4.29m (14'6" x 14'0")



Log burning stove set on tiled hearth, television point, ceiling coving, radiator.

KITCHEN AND DINING AREA

5.40m x 3.16m (17'8" x 10'4")



Fitted with white high gloss base and wall units with grey work surfaces and breakfast bar, 1.5 bowl sink unit with mixer tap, built in dishwasher, part-tiled walls, stainless steel extractor chimney, wood effect floor covering, ceiling coving, radiator, understairs storage cupboard off.

DINING AREA



CONSERVATORY

3.10m x 2.67m (10'2" x 8'9")



Wood effect floor covering, French doors leading to rear garden.

UTILITY ROOM

2.67m x 1.87m + 1.25m x 1.12m (8'9" x 6'1" + 4'1" x 3'8")

Solid wood work surface, plumbed for washing machine, wall mounted gas central heating boiler, electric extractor fan, wood effect floor covering, radiator, PVCu door to rear garden.

PANTRY

2.68m x 1.83m (8'9" x 6'0")

With fitted cupboards and work surface.

CLOAKROOM/WC

1.44 x 1.11 (4'8" x 3'7")

Low flush W/C, wash basin with mixer tap, heated towel rail, electric extractor fan, wood effect floor covering.

FAMILY ROOM

3.35m x 2.75m (10'11" x 9'0")



Television point, radiator.

FIRST FLOOR

LANDING

Store cupboard off, ceiling coving.

MASTER BEDROOM

4.75m (max) x 2.68m (15'7" (max) x 8'9")



Ceiling coving, inset ceiling lighting, wood effect floor covering.

WALK-IN WARDROBE

1.43m x 1.20m (4'8" x 3'11")

Inset ceiling lighting, fitted with clothes rails and shelving, wood effect flooring.

EN SUITE BATHROOM

2.65m x 1.41m + 0.76m x 0.54m (8'8" x 4'7" + 2'5" x 1'9")



White bathroom suite comprising low flush W/C, panel bath with plumbed shower over and curved shower screen, wash basin with mixer tap, electric extractor fan, part-tiled walls, wood effect floor covering and heated towel rail.

BEDROOM 2

4.05m x 3.24m (13'3" x 10'7")



Ceiling coving, radiator.

BEDROOM 3

3.59m x 2.94m (11'9" x 9'7")



Loft access point, ceiling coving, radiator.

BEDROOM 4

3.09m x 2.09m (10'1" x 6'10")

Ceiling coving, laminate floor covering, radiator.

FAMILY BATHROOM

2.38m x 1.66m (7'9" x 5'5")



White suite comprising panel bath with plumbed shower over and curved shower screen, wash basin and base unit, low flush W/C, part-tiled walls, wood effect floor covering, electric extractor fan, heated towel rail.

OUTSIDE



FRONT GARDEN

Gravelled driveway providing ample parking, with paved path leading to front storm porch, electric car charging point. pathway to the side with iron gate leading to rear garden laid to lawn.

REAR GARDEN



Laid to gravel with flower bed borders, paved patio with steps leading to conservatory and steps to rear door, timber garden shed and outside water tap, timber fenced boundaries.

SERVICES

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band D.

TENURE

Freehold

POSSESSION

Vacant possession on completion.

VIEWING

By appointment with the Agents. Tel 01430 872551

IDENTIFICATION

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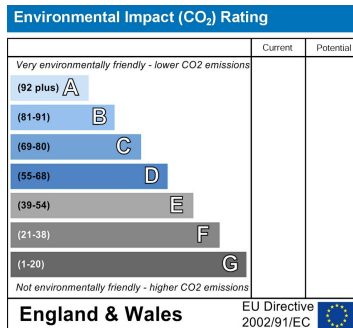
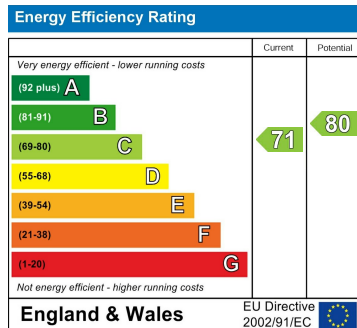
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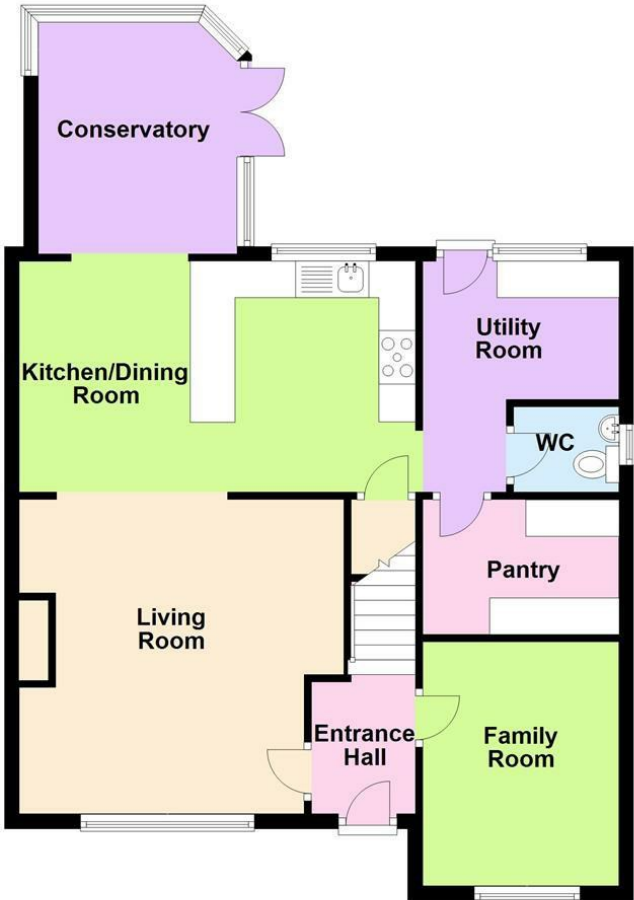
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Floor plan

Ground Floor



First Floor



Total area: approx. 134.1 sq. metres (1443.7 sq. feet)