

# HORNSEYS

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**£330,000**

**21a Old Road, Holme-On-Spalding-Moor, York, YO43 4AB**

**\*\* NON-ESTATE INDIVIDUALLY DESIGNED \*\***

**\*\* 3 BED DETACHED PROPERTY \*\***

This well presented three bed detached property occupies a private plot in the heart of the village of Holme-On-Spalding-Moor, just a stone's throw away from the historic city of York. The spacious property briefly comprises entrance hall, spacious living room with dining area, well designed kitchen, and downstairs W/C, whilst upstairs there are three double bedrooms and a family bathroom, the master bedroom benefits from an en-suite.

Outside the property to the front there is a private driveway with electric iron gates, ample parking and turning point, a paved patio area leading to the rear garden which is laid to lawn and shrubs and provides privacy and a sense of tranquillity.

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.

**Bedrooms      Bathrooms      Receptions**

**3**

**3**

**1**



## HOLME-UPON-SPALDING-MOOR

Holme-upon-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

### ENTRANCE HALL

Front door, wood effect flooring, stairs off, radiator.

### KITCHEN

2.66m x 6.97m (8'8" x 22'10")



Fitted white kitchen with wood effect laminate work surface over, gas hob, electric oven and grill, integrated dish washer, stainless steel sink and drainer with mixer tap, rear entrance door, under stairs storage cupboard, wood effect flooring, two radiators.

### W/C

1.65m x 1.56m (5'4" x 5'1")

Low flush W/C, pedestal wash basin, plumbing for washing machine, wood effect flooring, part-tiled walls, radiator.

### LIVING ROOM

10.50m 4.03m (34'5" 13'2")



Wood effect flooring, wall mounted electric fire, two radiators.

## DINING AREA



## FIRST FLOOR

### LANDING

Velux window, storage cupboard off housing wall mounted gas central heating boiler.

### BEDROOM 1

5.45m max x 4.08m (17'10" max x 13'4")



Fitted wardrobe, radiator.

## EN-SUITE

2.38m x 1.58m (7'9" x 5'2")



Low flush W/C, shower cubicle with electric shower, pedestal wash basin with mixer tap, tiled walls and flooring, sun tunnel, inset ceiling lighting, extractor fan, heated towel rail.

## BEDROOM 2

4.06m x 4.03m (13'3" x 13'2")



Radiator, television point.

## BEDROOM 3

4.45m x 2.67m (14'7" x 8'9")



Velux window, loft access point, radiator.

## BATHROOM

2.24m x 1.95m (7'4" x 6'4")



P-shaped bath with shower attachment over and fitted shower screen, low flush W/C, pedestal wash basin, tiled walls and flooring, sun tunnel, inset ceiling lighting, extractor fan, heated ladder towel rail.

## OUTSIDE



## DRIVEWAY

Tarmac driveway with electric iron gates leading to gravelled parking area and turning point, dwarf brick wall, paved patio area, timber fence boundaries.

## REAR GARDEN



Rear garden mainly laid to lawn with flower and shrub boundaries, surrounded by mature trees giving privacy.

## SERVICES

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

Gas central heating.

## COUNCIL TAX

Council Tax Band D

## 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.

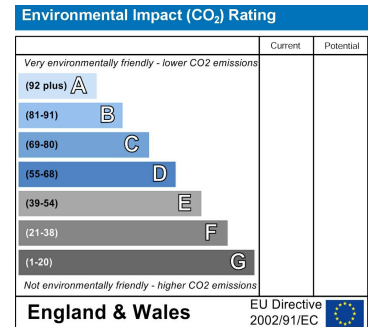
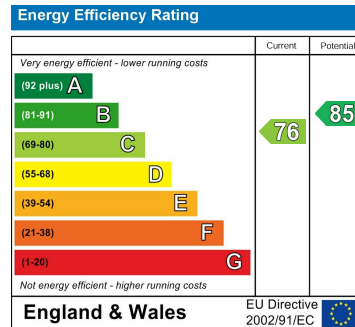
## FREE VALUATION

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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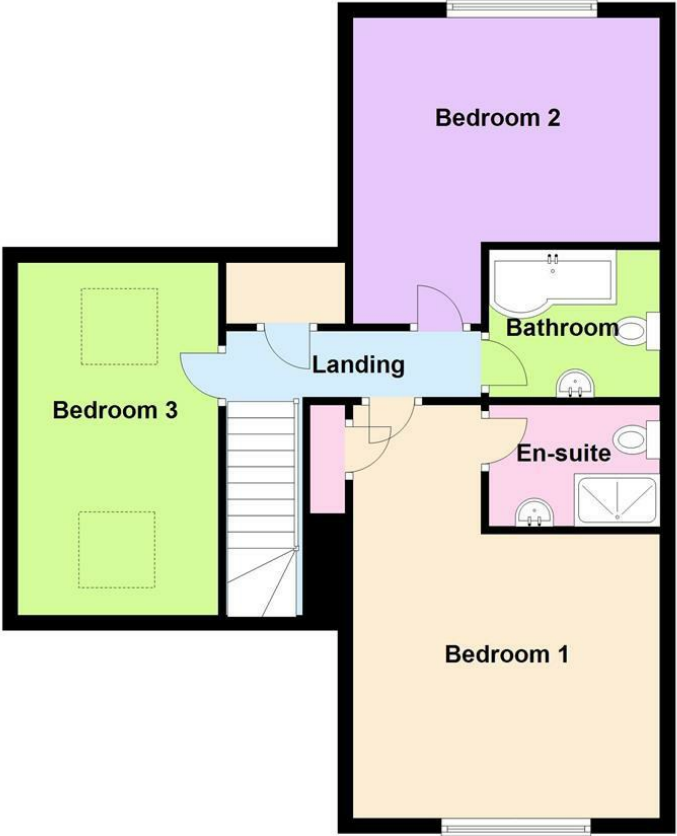


# Floor plan

Ground Floor



First Floor



Total area: approx. 137.1 sq. metres (1476.1 sq. feet)