

HORNSEYS

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£210,000

12 Horseshoe Crescent, Holme-On-Spalding-Moor, York, YO43 4BQ

**** EXTENDED 3 BED SEMI-DETACHED IN NEED OF MODERNISATION ****

**** SPACIOUS PLOT WITH OPEN VIEWS TO REAR ****

Boasting a larger than average southwest facing rear garden with open views across fields, this three bed semi detached property offers oodles of space, having been extended to both the side and rear.

In need of modernisation, the property briefly comprises entrance hall, living room, dining room, kitchen diner, rear entrance hall, and shower room on the ground floor, whilst the first floor offers three bedrooms and a family bathroom.

Outside there are gardens to both the front and rear of the property, a private concrete driveway, and single garage. 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 Bathrooms Receptions

3

2

2



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

GROUND FLOOR

ENTRANCE HALL

PVCu front door with side glazed panel, radiator, stairs off, under stairs storage cupboard.

LIVING ROOM

5.75m x 3.37m (18'10" x 11'0")



Radiator.

DINING ROOM

5.98m x 3.37m (19'7" x 11'0")



Log burning stove set on steel hearth, ceiling coving, radiator, French doors to rear garden.

KITCHEN DINER

4.85m x 3.65m (15'10" x 11'11")



Modern fitted cream kitchen with wood effect work surface over, ceramic sink and drainer, electric hob and oven, plumbing for washing machine and dish washer.

SHOWER ROOM

2.27m x 1.44m (7'5" x 4'8")



Pedestal wash basin, low flush W/C, shower cubicle with plumbed shower, inset ceiling lighting, extractor fan, tiled flooring.

REAR ENTRANCE HALL

1.87m x 1.23m (6'1" x 4'0")

PVCu rear door.

FIRST FLOOR

LANDING

Storage cupboard with hot water cylinder, ladder access to loft space, gas central heating boiler in loft.

BEDROOM 1

3.51m x 3.36m (11'6" x 11'0")



Fitted wardrobes, radiator.

BEDROOM 2

3.22m x 2.90m (10'6" x 9'6")



Wood effect flooring, ceiling coving, radiator.

BEDROOM 3

2.99m x 2.09m (9'9" x 6'10")



Radiator.

BATHROOM

1.99m x 1.68m (6'6" x 5'6")



Low flush W/C, pedestal wash basin, panel bath, tiled walls heated towel rail.

OUTSIDE



FRONT GARDEN

Raised timber planters with mature shrubs, concrete pathway leading to concrete driveway.

REAR GARDEN



Laid to lawn with paved patio, fruit trees, mature shrubs and timber fenced boundaries. Open views to fields.

GARAGE

With timber doors, power and lighting, and water tap.

VIEWS



SERVICES

Mains water, electricity, gas and drainage are connected to the property.
Gas central heating.
The property has ten solar panels.

COUNCIL TAX

Council Tax Band C.

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.

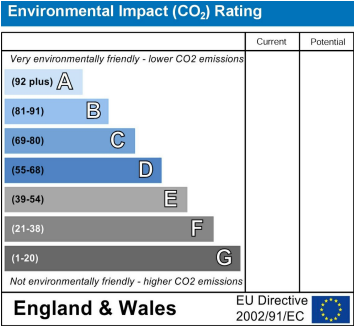
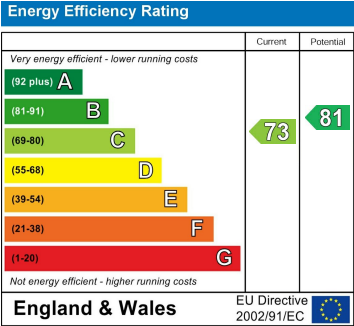
FREE VALUATION

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

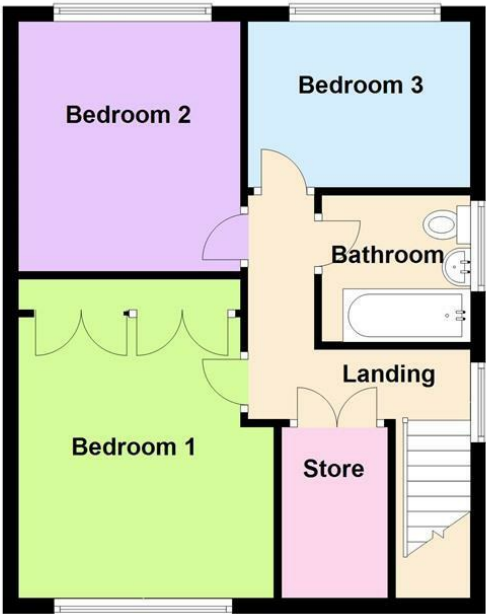
Ground Floor

Approx. 99.6 sq. metres (1071.9 sq. feet)



First Floor

Approx. 45.2 sq. metres (487.0 sq. feet)



Total area: approx. 144.8 sq. metres (1559.0 sq. feet)