

# HORNSEYS

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**Offers Over £180,000**

## **5 Chestnut Crescent, Holme On Spalding Moor, York, YO43 4HU**

This attractive two bedroom semi-detached bungalow is pleasantly situated in a small cul de sac within walking distance of the village centre and local amenities.

The property briefly comprises entrance hall, living room, kitchen, conservatory, two double bedrooms and a family bathroom.

Outside to the front of the property is a paved area, planted borders and side driveway leading to the garage. To the rear is a private, low maintenance garden with part-fenced boundaries.

Holme-on-Spalding-Moor is a popular rural village with a thriving community and many amenities, including various shops, public houses, take-away restaurants, primary school and doctors surgery.

The village is central for travel to Hull, York, Beverley, and the M62 motorway.

**Bedrooms      Bathrooms      Receptions**

**2**

**1**

**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

Cupboard housing hot water tank and shelving.

### KITCHEN

*4.53m x 2.11m (14'10" x 6'11")*



Cream fitted kitchen with black marble effect work surface over, stainless steel sink and drainer with mixer tap, gas cooker and four-ring gas hob with extractor over, space for fridge freezer, integrated dishwasher, space for washing machine, partly tiled walls, black tiled flooring, wall mounted Worcester gas central heating boiler.

### LIVING ROOM

*4.53m x 3.43m (14'10" x 11'3")*



Electric flame-effect fire in imitation marble and black wood surround, television point, coved ceiling with inset lighting, bay window, two radiators.

## CONSERVATORY

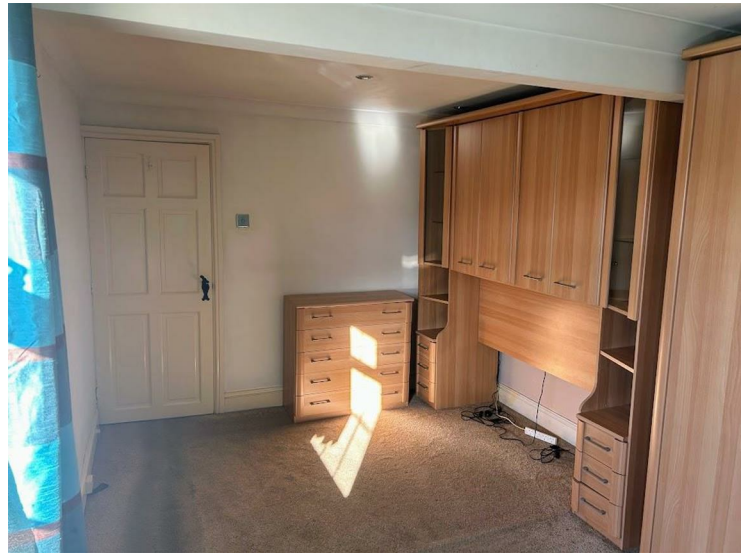
*2.67m x 1.37m (8'9" x 4'5")*



Laminate flooring, two wall lights, door leading to rear garden.

### BEDROOM 1

*4.61m x 2.99m (15'1" x 9'9")*



Ceiling coving, bay window to side of property, television point, radiator, double PVCu doors leading to conservatory.

## BEDROOM 2

4.39m x 2.58m (14'4" x 8'5")



Ceiling coving, large window to rear, built-in storage cupboards, radiator.

## BATHROOM

1.89m x 1.78m (6'2" x 5'10")



White suite comprising low flush W/C, pedestal wash basin, bath with Triton electric shower over, fully tiled walls, extractor fan, heated ladder towel rail, ceiling coved with inset lighting,.

## OUTSIDE



## GARAGE

9.07m x 4.18m (29'9" x 13'8")

Up-and-over door, lighting and power.

## FRONT GARDEN

Low maintenance paved area with parking space, planted borders, brick and fenced boundary, driveway to the side leading to garage.

## REAR GARDEN

Secluded, fully paved with raised areas for plants.

## 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.

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>69</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Floor plan

