

HORNSEYS

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£195,000

50 Selby Road, Holme-On-Spalding-Moor, York, YO43 4EU

***** THREE BED SEMI-DETACHED WITH FULLY BOARDED LOFT ROOM *****

This excellently presented semi detached property briefly comprises entrance hall, living room, kitchen diner, utility room, downstairs W/C. Whilst upstairs there are 3 bedrooms and a family bathroom along with a fully boarded loft room, ideal for an office or hobby room.

Outside the property to the front is mainly laid to lawn with stocked flower borders and parking for 2 vehicles, also an electric charging point. The rear garden is accessed via a wooden gate, mainly laid to lawn, patio area, flower borders and shrubs and a garden shed with power.

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

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

PVCu entrance door, wall mounted fuse box, radiator, coved ceiling, stairs off

KITCHEN/DINER

8.53m x 2.75m (27'11" x 9'0")



Fitted white kitchen with black quartz work surfaces over, 1.5 stainless steel sink with mixer tap, fitted BOSCH oven and LOGIK induction hob with extractor fan over, integrated dishwasher, built in wine rack, wall mounted IDEAL GCH boiler, wood effect vinyl flooring, radiator, inset ceiling lights, three windows overlooking the rear garden. Excellent dining area with built in white benches and space for a table and chairs, door to utility,

DINER



UTILITY/WC

2.29m x 2.13m (7'6" x 6'11")



White low flush W/C, wash basin in vanity unit, plumbing for washing machine, space for tumble dryer, inset ceiling lights, long wall mounted radiator, tiled flooring.

LIVING ROOM

4.58m x 3.63m (15'0" x 11'10")



Modern, minimalist wooden mantel with stone hearth, media wall with built in cupboards below and open plan shelves to both sides, coving to ceiling, radiator, large window to front of property, door into hallway.

FIRST FLOOR

LANDING

Landing area with access to loft room.

MASTER BEDROOM

3.48m x 2.84m (11'5" x 9'3")



Window to front, ceiling coving, radiator.

BEDROOM 2

2.98m x 2.71m (9'9" x 8'10")



Window to rear of property, ceiling coving, radiator.

BEDROOM 3

2.94m x 2.81m (9'7" x 9'2")



Window to rear, ceiling coving, radiator.

FAMILY BATHROOM

2.0m x 1.8m (6'6" x 5'10")



White suite comprising bath with shower over, large shower head and hand held combination, fitted shower screen, part tiled walls, vinyl flooring, heated ladder towel rail.

LOFT ROOM

3.49m x 3.01m (11'5" x 9'10")



Boarded loft area with shelves into eaves, 2 velux windows, vinyl flooring, exposed beam, power and lighting.

OUTSIDE



GARAGE

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

Up and over door

FRONT GARDEN

Small secluded area laid mainly to lawn with flower borders.

REAR GARDEN

Gravel area with parking for 2 vehicles. Wooden gate leading to secluded rear garden laid mainly to lawn with a patio area. shrubs and flower borders, fenced boundaries. There is also a garden shed with power.

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) A	58	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

Floor plan



Total area: approx. 81.2 sq. metres (873.8 sq. feet)