

HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



Offers Over £150,000

27 Chestnut Crescent, Holme Upon Spalding Moor, YO43 4HU

**** IN NEED OF MODERNISATION - NO CHAIN ****

**** QUIET VILLAGE - CUL-DE-SAC LOCATION ****

This three bedroom semi-detached house is in need of complete modernisation and is an excellent opportunity for investors or those wishing to truly put their own stamp on a property.

Ground floor accommodation briefly comprises entrance porch, hallway, living and dining room, kitchen, utility, and W/C, whilst upstairs there are three bedrooms and a family bathroom.

Outside to the front of the property is a lawn area with paved driveway leading to the garage. The rear garden is laid to lawn with a paved pathway.

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

3

Bathrooms

2

Receptions

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 PORCH

PVCu entrance door, wooden glass paned door into hallway.

HALLWAY

Stairs off.

LOUNGE AND DINING ROOM

6.74m x 3.23m (22'1" x 10'7")



Electric fire on tiled hearth, Economy 7 storage heater, ceiling coving, wooden cladding to some walls, dual aspect with bay window to front.

KITCHEN

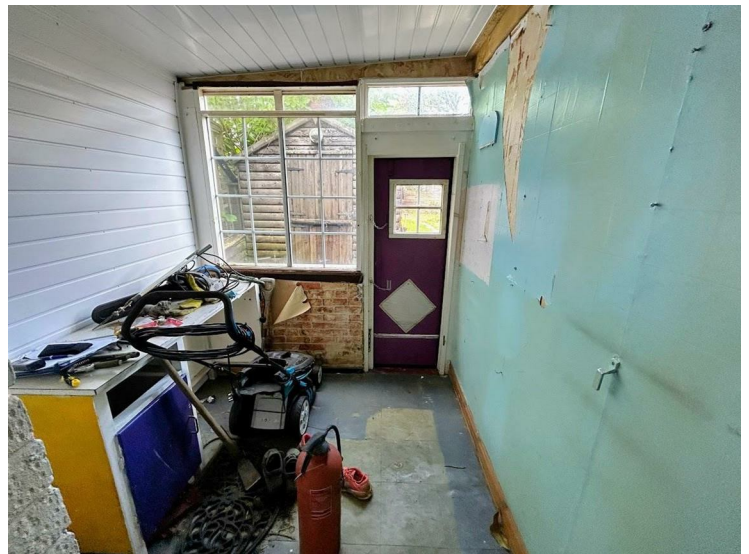
3.22m x 2.25m (10'6" x 7'4")



Fitted kitchen units with marble effect worksurface over, stainless steel sink and drainer, walk-in larder, part-tiled walls, tiling to some walls, ceiling coving, window to rear, door to utility area.

UTILITY AREA

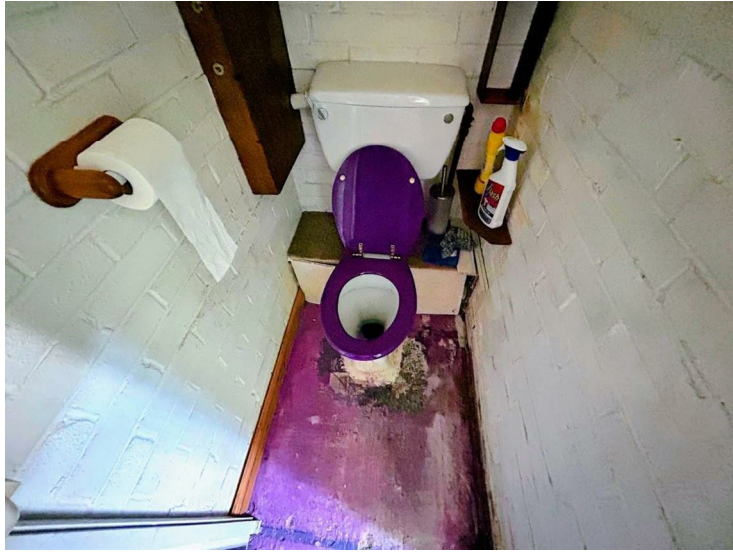
3.07m x 2.14m (10'0" x 7'0")



Vinyl flooring, wooden cladding to some walls, archway through to garage, window and door to rear garden.

W/C

1.30m x 0.87m (4'3" x 2'10")



Low flush W/C.

FIRST FLOOR

LANDING

Loft access, Economy 7 storage heater, ceiling coving, window to side.

BEDROOM 1

4.11m x 2.66m (13'5" x 8'8")



Fitted bedroom furniture, ceiling coving, window to front.

BEDROOM 2

4.09m x 2.68m (13'5" x 8'9")



Ceiling coving, window to rear.

BEDROOM 3

2.35m x 1.83m (7'8" x 6'0")



Ceiling coving, window to front.

FAMILY BATHROOM
2.10m x 1.82m (6'10" x 5'11")



Fitted suite comprising bath, low-flush W/C, pedestal wash basin, walls part-tiled and part-cladded, window to rear.

OUTSIDE

GARAGE
5.51m x 2.29m (18'0" x 7'6")
Up-and-over door, lighting and power.

FRONT GARDEN



Laid to lawn with paved driveway leading to garage.

REAR GARDEN



Laid to lawn with borders and paved pathway, fenced boudaries.

SERVICES
Mains water, electricity and drainage are connected to the property.
Economy 7 storage heaters.

COUNCIL TAX
Council Tax Band B.

TENURE
The property is freehold.

POSSESSION
Vacant possession on completion.

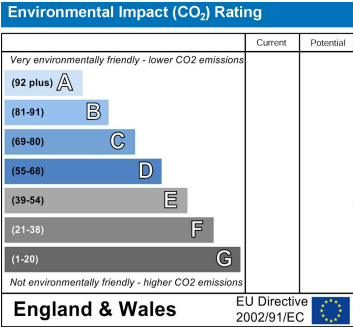
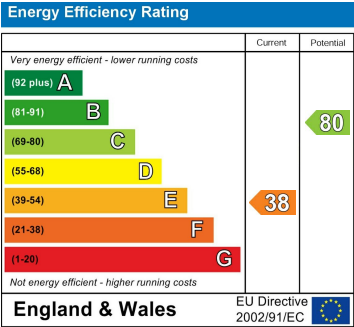
VIEWING
Viewing is by appointment with the agents. Tel 01430 872551.

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.

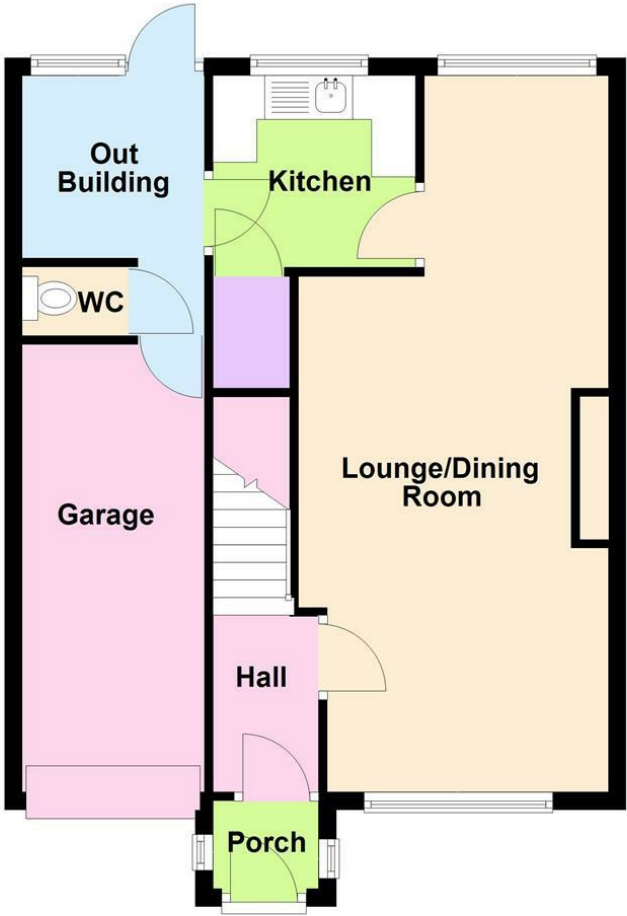
DISCLAIMER
Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of 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.



Floor plan

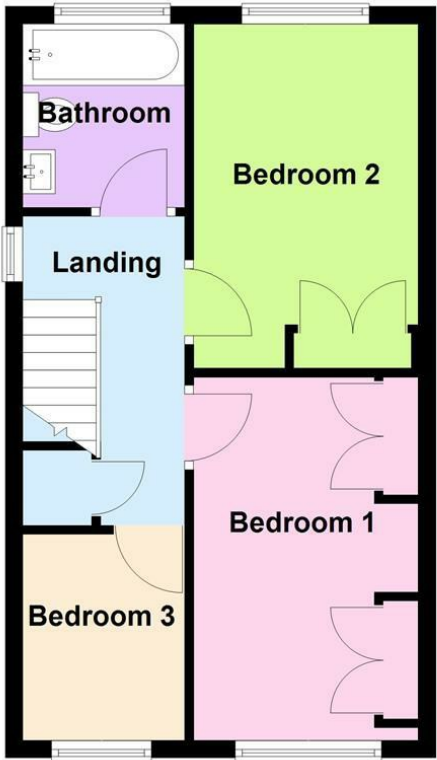
Ground Floor

Approx. 55.7 sq. metres (599.7 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



Total area: approx. 92.4 sq. metres (994.7 sq. feet)