

HORNSEYS

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£175,000

16 Cherry Drive, Holme-On-Spalding-Moor, York, YO43 4HT

**** 3 BED SEMI DETACHED ON LARGE CORNER PLOT ****

****OFF ROAD PARKING****

**** NO ONWARD CHAIN ****

Situated on a larger than average corner plot in a popular residential area, this three bedroom semi detached home is ideal for families and has scope for extension, subject to relevant planning permission.

The property briefly comprises entrance hall, large living and dining room, kitchen, three bedrooms, and family bathroom. Outside and to the front is a large garden mainly laid to lawn with path and driveway. To the side and rear are lawn areas with planted borders, summer house, and fenced boundaries.

The property additionally benefits from PVCu double glazing and gas central heating.

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 York, Hull, Beverley and for access to the M62 motorway.

Bedrooms

3

Bathrooms

1

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

GROUND FLOOR

ENTRANCE HALL

2.01m x 1.23m (6'7" x 4'0")

PVCu entrance door, radiator, door to living room, stairs off to first floor.

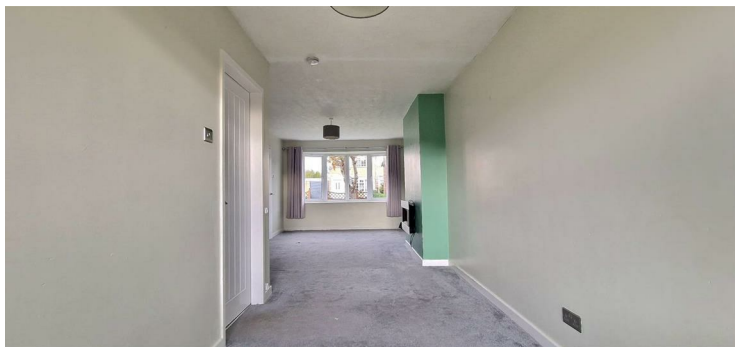
LIVING AND DINING ROOM

8.19m x 3.21m (26'10" x 10'6")



Large open space, chimney breast with electric fire, television point, radiator, bay window to front and large window to rear.

LIVING AND DINING ROOM (2)



KITCHEN

3.26m x 2.49m (10'8" x 8'2")



White fitted units with granite type work surfaces over, stainless steel sink and drainer with mixer type over, wall mounted Vaillant gas central heating boiler, freestanding electric oven, fridge freezer, and washing machine, storage cupboard off with shelving, radiator, laminate flooring, window to rear garden, external PVCu door to side.

KITCHEN (2)



FIRST FLOOR

LANDING

Storage cupboard off, loft access point, window to side.

BEDROOM 1

4.10m x 2.65m (13'5" x 8'8")



Large double with panelled wall, radiator, window to front.

BEDROOM 2

4.04m x 2.65m (13'3" x 8'8")



Large double with radiator, window to rear.

BEDROOM 3

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



Single room with radiator, window to front.

BATHROOM

1.88m x 1.84m (6'2" x 6'0")



White suite comprising panel bath with plumbed shower, WC, pedestal wash hand basin, Mermaid board walls, laminate flooring, window to rear.

OUTSIDE

This property is set on a corner plot with garden to the front, side and rear mainly laid to lawn with shrub borders bounded by timber fencing.

FRONT GARDEN



The front of the property is mainly laid to lawn with a paved footpath to the front entrance door, fence and brick boundaries, private driveway, gate access to side and rear gardens.

SIDE AND REAR GARDENS



Laid mainly to lawn with paved path, patio area, planted borders, summerhouse, fenced boundaries.

SIDE GARDEN



SERVICES

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

Gas central heating.

COUNCIL TAX

Council Tax Band B.

TENURE

Freehold.

POSSESSION

Vacant possession on completion.

VIEWING

Viewing 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

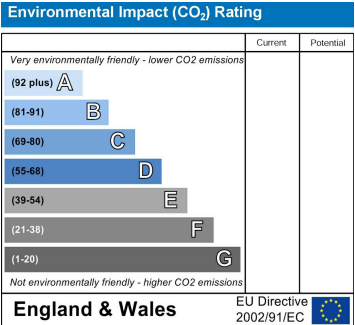
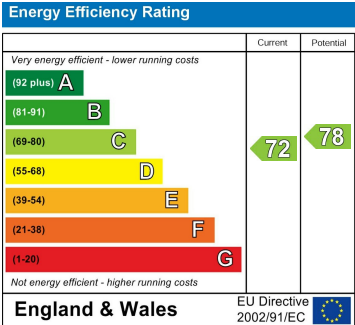
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide a 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

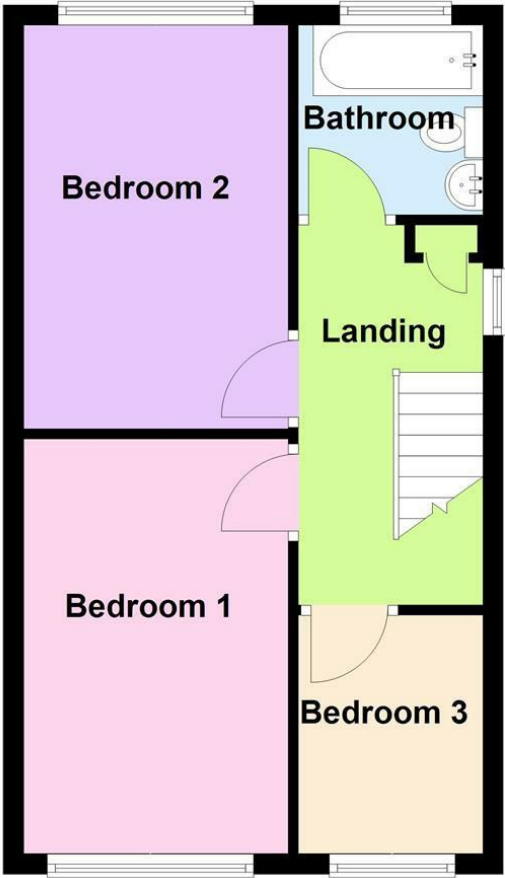
Ground Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



Total area: approx. 74.6 sq. metres (802.8 sq. feet)