

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



£250,000

8 Chapel Fields, Holme on Spalding Moor, YO43 4DH

**** FULLY REFURBISHED THROUGHOUT ****

**** BEAUTIFUL 2 BED DETACHED BUNGALOW ****

**** LARGE REAR GARDEN, PRIVATE DRIVE AND GARAGE ****

This beautiful two bedroom detached bungalow has been tastefully modernised throughout, including a brand new fitted kitchen and bathroom, vinyl flooring and new carpets.

The property briefly comprises entrance hall with storage, kitchen, spacious living room, inner hall, two double bedrooms, bathroom and conservatory. Outside is a large, low maintenance garden to the rear, gravelled area to the front garden, and a private drive and garage. Holme-on-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.

Bedrooms

2

Bathrooms

1

Receptions

1



HOLME-ON-SPALDING-MOOR

Holme-on-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

FRONT HALL

1.40m x 1.06m (4'7" x 3'5")

PVCu entrance door with side window, radiator and door to storage cupboard.

STORAGE CUPBOARD

1.55m x 1.00m (5'1" x 3'3")

Cupboard housing Worcester Boiler and fuse board, with shelving and coat hooks.

KITCHEN

3.11m x 3.09m (10'2" x 10'1")



New white/grey fitted kitchen units with white/grey marble effect worktops, electric hob and oven with extractor over, stainless steel sink with mixer taps, vinyl flooring, large picture window and PVCu side entrance door.

LIVING ROOM

5.13m x 3.32m (16'9" x 10'10")



Large and spacious with bay window and side window, large radiator, wall lights, television and telephone points, door to front hall.

INNER HALL

2.05m x 0.80m (6'8" x 2'7")

Leading from kitchen to living room with bedrooms and bathroom off.

MASTER BEDROOM

3.64 x 3.33 (11'11" x 10'11")



Large double room, radiator, door to conservatory.

BEDROOM 2

3.09m x 2.63m (10'1" x 8'7")



Double room, radiator, large picture window.

BATHROOM

2.15m x 1.95m (7'0" x 6'4")



New white suite, comprising low flush WC, pedestal wash basin with mixer taps, panelled bath with plumbed shower over, marble effect wall tiles, vinyl flooring, radiator, picture window.

CONSERVATORY



Doors to garden, tiled flooring, large radiator.

OUTSIDE

FRONT GARDEN

Low maintenance with large gravelled area and path to front entrance door.

REAR GARDEN



Low maintenance and large with gravelled area, established borders, greenhouse, and fence boundaries.

GARAGE AND DRIVEWAY

Block paved private driveway leading to single garage of brick construction with side personnel door, power and lighting.

SERVICES

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

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

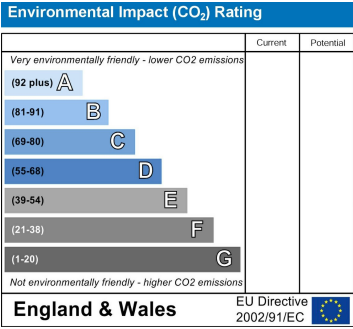
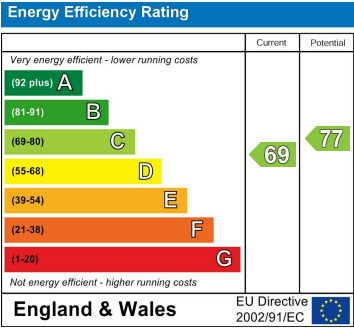
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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.

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

