

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£240,000

73 Hawthorne Drive, Holme on Spalding Moor, York, YO43 4HX

**** DETACHED 3 BED BUNGALOW ****

**** LARGE REAR GARDEN, DRIVEWAY, AND GARAGE ****

This generously sized detached bungalow has ample living space coupled with a good sized rear garden, driveway and garage. It offers a real opportunity to a buyer looking for single floor living without compromising on space.

The property briefly comprises entrance hall with storage, modern fitted kitchen, bright and airy dining room open plan through to large living room with bay window, internal hallway to three good sized bedrooms and a shower room with large double shower.

Outside, the front garden is laid to lawn with side driveway and garage, and the rear garden is larger than the average with lawn and paved areas, low borders and fence boundaries.

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.

Bedrooms

3

Bathrooms

1

Receptions

2



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

2.32m x 1.21m (7'7" x 3'11")

PVCu entrance door, laminate flooring, storage cupboard, radiator.

KITCHEN

3.48m x 2.36m (11'5" x 7'8")



Grey fitted units with black work surfaces over, stainless steel 1.5 sink with mixer tap over, built-in dishwasher, built-in electric oven, gas hob with extractor over, built-in microwave, fridge freezer, space for washer,

DINING ROOM

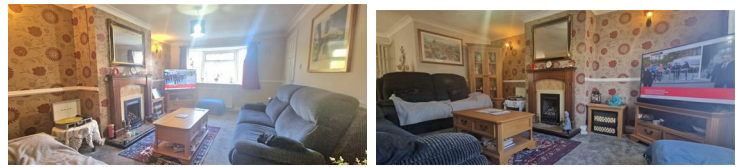
4.04m x 2.36m (13'3" x 7'8")



Open to lounge, door to kitchen, laminate flooring, radiator, single PVCu full length glass door and full length window to side of property.

LIVING ROOM

5.10m x 3.52m (16'8" x 11'6")



Large, open room with bay window, coal-effect gas fire with wooden surround and tiled hearth, pendant and wall lights, radiator.

INTERNAL HALLWAY

Leading to all three bedrooms, bathroom, and loft access. Loft is part-boarded.

BEDROOM 1

4.16m x 2.75m (13'7" x 9'0")



Built-in mirrored wardrobes, radiator, window with garden views.

BEDROOM 2

3.18m x 2.49m (10'5" x 8'2")



Radiator, window with garden views.

BEDROOM 3

2.83m x 2.20m (9'3" x 7'2")



Built-in mirrored wardrobes, radiator.

SHOWER ROOM
3.05m x 1.69m (10'0" x 5'6")



White suite comprising walk-in double shower cubicle with plumbed shower, pedestal wash hand basin, low-flush WC, and ladder radiator.

OUTSIDE

FRONT GARDEN

Laid to lawn with path to front entrance door.

REAR GARDEN



Large garden mainly laid to lawn with low borders, patio area, wooden shed and fence boundaries.

DRIVEWAY AND GARAGE

Block paved driveway and single garage.

SERVICES

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

COUNCIL TAX

Council Tax Band C.

TENURE

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		
(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 CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Floor plan

