

# Park Row



**Back Lane, Holme-On-Spalding-Moor, York, YO43 4AP**

**£160,000**



**\*\* NO UPWARD CHAIN \*\* VILLAGE LOCATION \*\*** Situated in Holme on Spalding Moor, this semi detached property briefly comprises: Hall, Lounge, Kitchen, Rear Hall and Bathroom. To the First Floor are three bedrooms. Externally the property has front and rear gardens, driveway and detached garage. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



## GROUND FLOOR ACCOMMODATION

### Entrance

UPVC door with top section having double glazed frosted panel leading into:

### Hall

4'2" x 4'1" (1.29m x 1.26m)

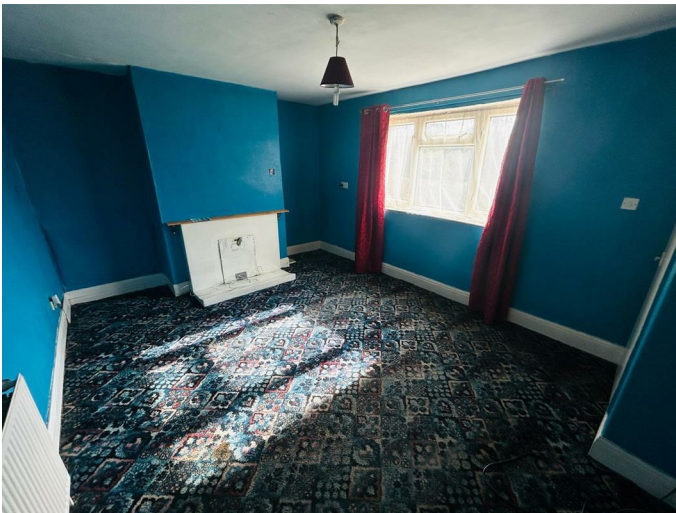
Stairs leading to First Floor accommodation with handrail, central heating radiator and door leading into:

### Lounge

15'7" x 11'7" (4.76m x 3.55m)



UPVC double glazed window to the front elevation, central heating radiator, under stairs storage cupboard and door leading into:



### Kitchen Diner

18'8" x 9'1" (5.70m x 2.77m)



Range of base and wall units. Single bowl white sink and drainer with white mixer tap over set into granite effect laminate work surface with tiled splashback. UPVC double glazed window to the rear elevation. 'Ideal' central heating boiler. Tiled flooring, central heating radiator and door leading into:



### Rear Hall

5'4" x 2'11" (1.65m x 0.91m)

UPVC door with top section having double glazed frosted panel to the side elevation, storage cupboards and door leading into:

### Bathroom

6'10" x 5'6" (2.10m x 1.70m)

Panel bath with chrome taps over and chrome shower attachment. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over. UPVC double glazed frosted window to the rear elevation. The room is tiled to ceiling height on three walls.

## FIRST FLOOR ACCOMMODATION

### Landing

UPVC double glazed window to the side elevation, loft access and doors leading off.

### Bedroom One

15'8" x 9'10" (4.79m x 3.00m)



UPVC double glazed window to the front elevation, central heating radiator and storage cupboard.

### Bedroom Two

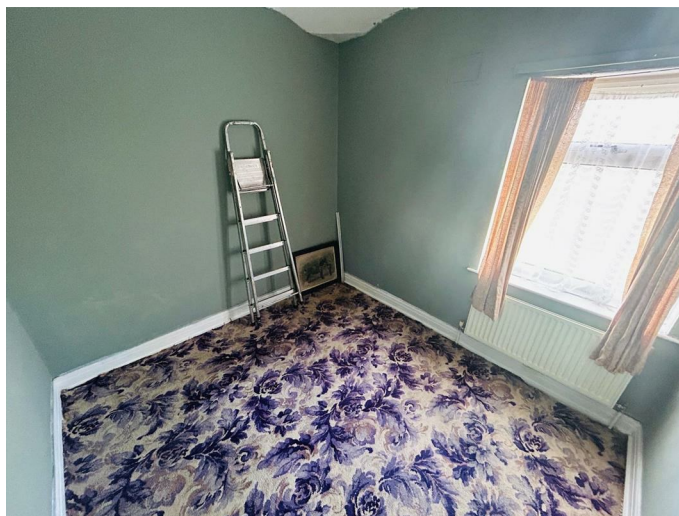
11'3" x 9'8" (3.43m x 2.97m)



UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Three

8'8" x 7'11" (2.65m x 2.42m)



UPVC double glazed window to the rear elevation and central heating radiator.

## EXTERIOR

### Front



The front garden is laid to lawn with hardstanding providing off street parking. This leads to detached garage with 'up and over' door.

## Rear



The rear garden is predominantly laid to lawn with concrete hard standing and flagged patio area behind the Garage. Boundaries defined by timber fence, timber post, concrete posts and gravel boards.



## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains  
Gas: Mains  
Sewerage: Mains  
Water: Mains

Broadband: Superfast  
Mobile: 4G Available

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## TENURE, LOCAL AUTHORITY AND COUNCIL TAX BAND

Tenure: Freehold  
Local Authority: East Riding of Yorkshire  
Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Please note: The Local Authority, Tax Banding and Tenure for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.


Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS

CALLS ANSWERED :  
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm  
Friday - 9.00am to 5.30pm  
Saturday - 9.00am to 5.00pm



Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE  
RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

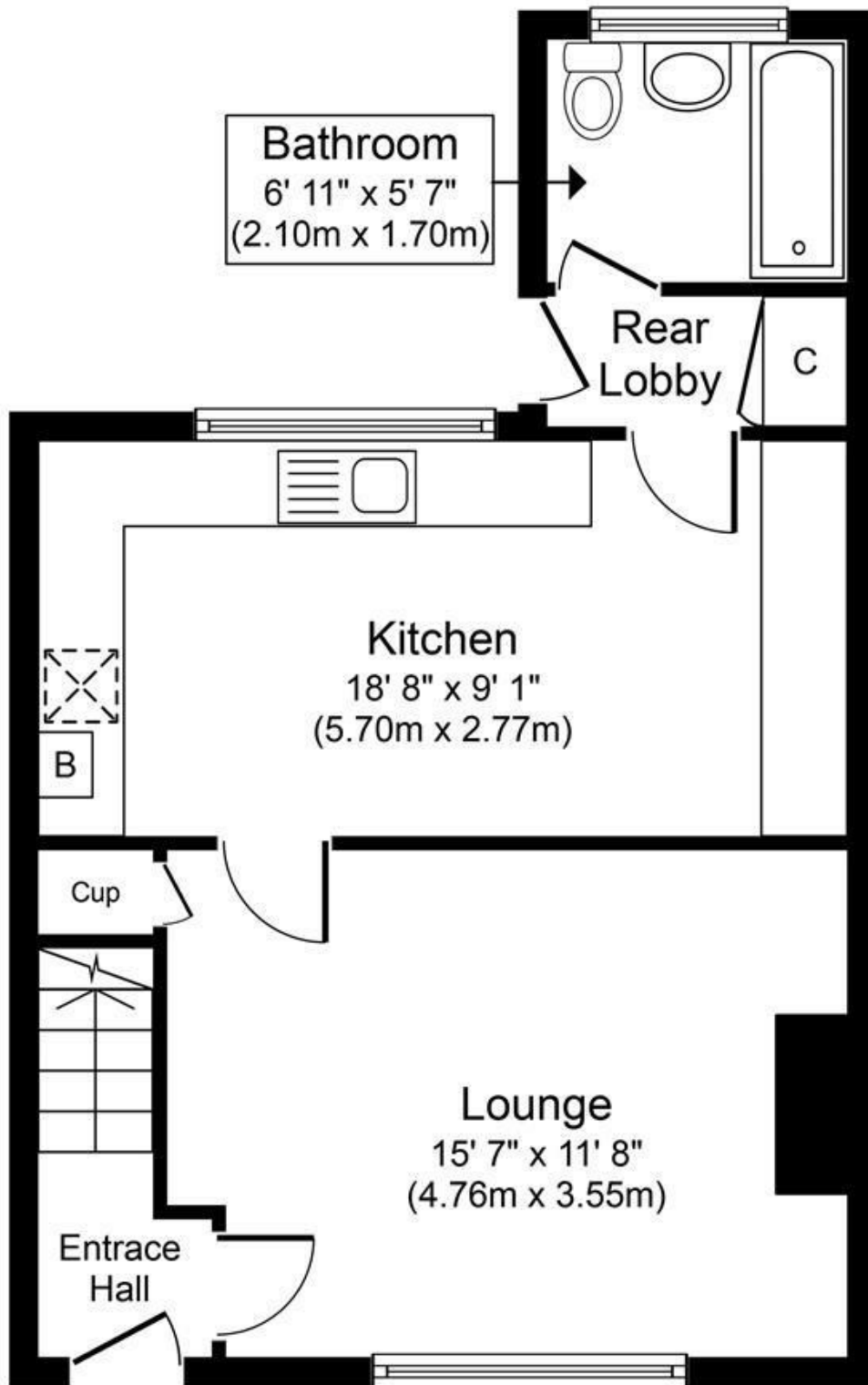
CASTLEFORD - 01977 558480

### **VIEWINGS**

Strictly by appointment with the sole agents.

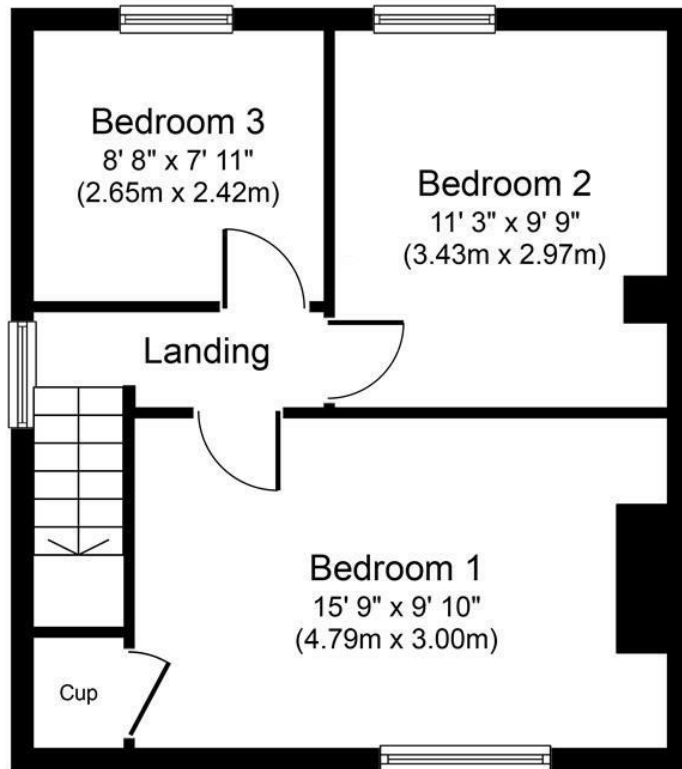
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





**Ground Floor**  
**Approximate Floor Are**  
**455 sq. ft.**  
**(42.3 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**First Floor**  
**Approximate Floor Area**  
**391 sq. ft.**  
**(36.4 sq. m.)**

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