HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£229,950

8 Horseshoe Crescent, Holme-On-Spalding-Moor, York, YO43 4BQ

NO FORWARD CHAIN QUIET CUL-DE-SAC **SOUGHT-AFTER VILLAGE LOCATION**

Hornseys are pleased to present this generous sized three bed semi-detached dormer bungalow enjoying a good sized plot, tucked away on a quiet cul-de-sac on the fringe of this hugely popular village. Offering an abundance of living space the property boasts a modern recently installed shower room with a walk-in shower, separate cloakroom, good-sized breakfast kitchen, two reception rooms and ample off-road parking with detached garage with recently replaced roof. Council tax band - C. EPC - D.

Bedrooms	Bathrooms	Receptions
3	2	2

OnTheMarket.com

RICS

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.

HALL

Entered from the front of the property through a smart UPVC double-glazed door with UPVC double glazed side panel allowing an abundance of natural light to welcome you home. With a carpeted floor and a carpeted flight of stairs rising to the first floor. Central heating radiator and an under stairs storage cupboard. Doors lead to...

LOUNGE

3.38m x 5.77m (11'1" x 18'11")



To the front of the property with a carpeted floor complemented with pleasant neutral tones to the walls, central heating radiator and a UPVC double- glazed bow window. A set of double internal doors lead to the dining room and coving finishes the ceiling edges.

CLOAKROOM



A valuable addition for any family home. Fitted with a matching two piece suite comprising low level flush W.C and a pedestal wash basin. Part-tiled walls are complemented with pleasant neutral decor to the walls and a laminate effect cushioned floor. Central heating radiator and a UPVC double-glazed window.

KITCHEN

2.94m x 4.48m (9'7" x 14'8")





A generous-sized kitchen enjoying a range of matching wall and base units with complementary work surfaces fitted over which also extend into a breakfast bar and splash back tiling to the walls. Inset kitchen sink with drainer and mixer tap over and ample space for a free standing cooker, larder style fridge freezer and plumbing for an automatic washing machine. Carpet floor, central heating radiator and two UPVC double-glazed windows and a UPVC double-glazed door leads to the rear garden. Door leads to the dining room.

DINING ROOM
2.89m x 3.37m (9'5" x 11'0")



The second reception room to the rear of the property boasts a UPVC double-glazed window and a central heating radiator.

LANDING
With a carpeted floor and a UPVC double-glazed window the landing also boasts a generous-sized storage/airing cupboard. Doors lead to...

BEDROOM ONE
4.21m x 3.39m (13'9" x 11'1")



The first double bedroom to the front of the property has a carpeted floor, central heating radiator and a UPVC double-glazed window. The master bedroom also boasts a range of fitted bedroom furniture and wardrobes providing ample bedroom hanging and storage space.

BEDROOM TWO
3.24m x 2.89m (10'7" x 9'5")



The second double bedroom quietly located to the rear of the property and enjoying stunning countryside views has a carpeted floor, central heating radiator and a UPVC double-glazed window.

BEDROOM THREE
2.09m x 2.96m (6'10" x 9'8")



Also to the rear of the property with a carpeted floor, central heating radiator and a UPVC double-glazed window.

SHOWER ROOM



Recently re-modelled with a superb walk-in shower with mixer shower and a vanity unit housing a counter top wash basin and a concealed low level flush W.C. Smart modern wall tiling is complemented with a laminate effect cushioned floor, central heating radiator and a UPVC double-glazed window.

FRONT GARDEN

Laid predominantly to lawn with decorative borders planted with mature garden shrubs and plants. A side drive provides ample off-road parking and leads to the detached single garage with up and over door, power, light and a side courtesy door and window. The garage has recently had a replacement flat roof fitted.

REAR GARDEN





A good-sized rear garden providing a degree of privacy and laid predominantly to lawn with a private paved patio area creating a secluded area tucked behind the garage and a further paved patio area immediately to the rear of the property to capture the best of the days sunshine. The borders are planted with mature garden plants and shrubs and the boundary is secured with a mixture of timber fencing and conifer hedging.

VIEWING

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

SERVICES

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

POSSESSION

Vacant possession on completion.

COUNCIL TAX

Council tax band - C. Payable to East Riding County Council.

ANTI-MONEY LAUNDERING

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £20.00 + VAT (£24.00 incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable. We will receive some of the fee taken by MoveButler to compensate for its role in the provision of these checks.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt out at any time by simply contacting us. For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01430872551.

EPC

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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.

AGENTS NOTE

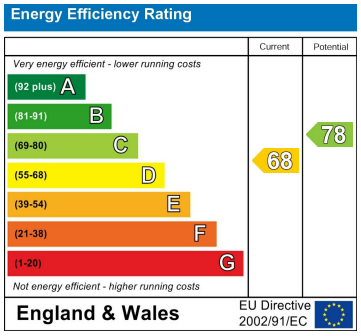
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

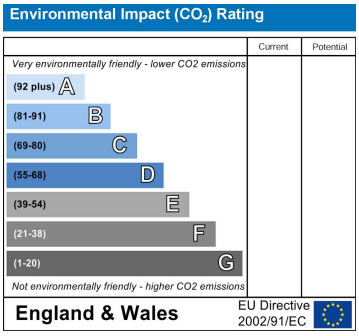
TENURE

The property is freehold.

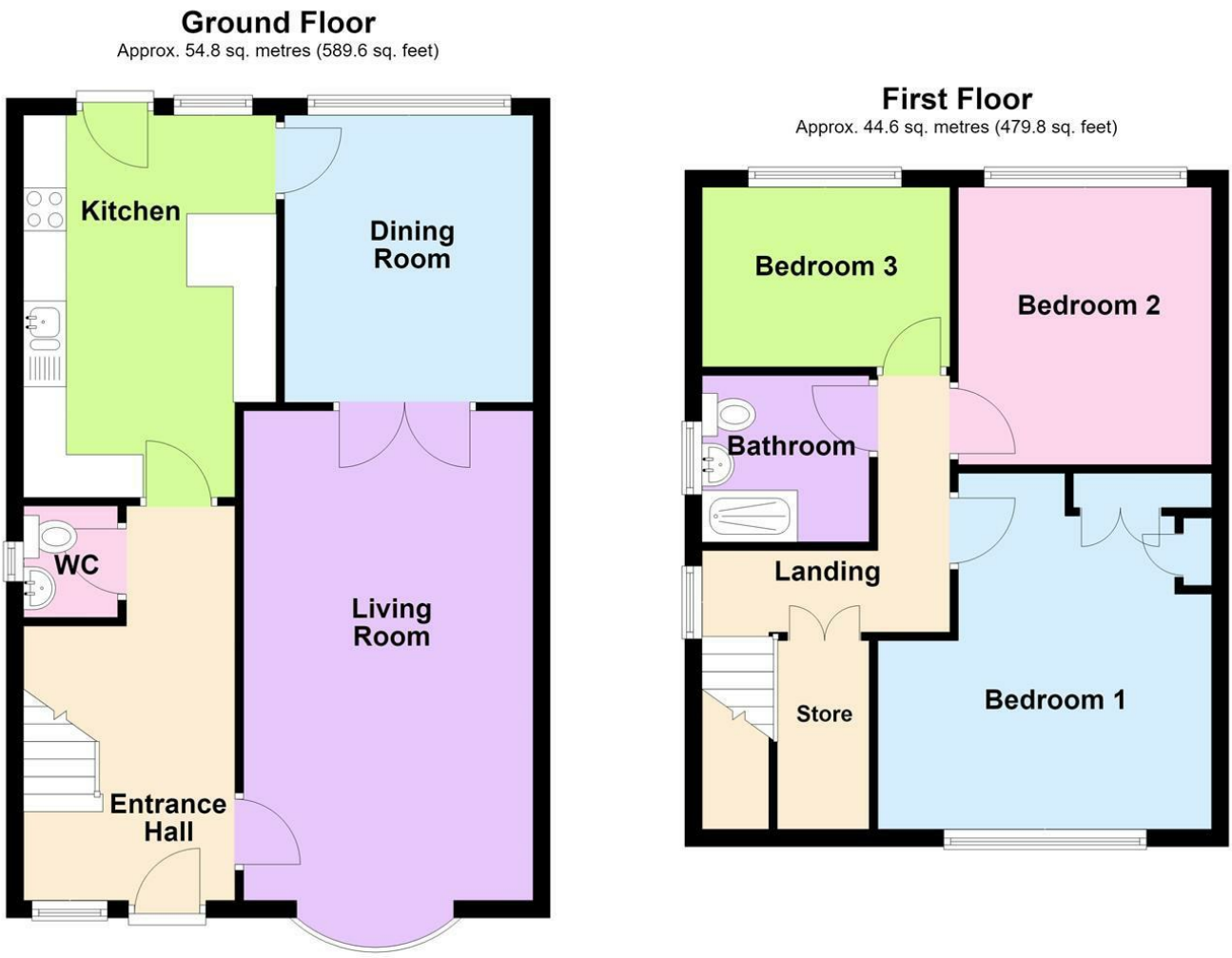
DISCLAIMER

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



Total area: approx. 99.3 sq. metres (1069.4 sq. feet)