HORNSEYS

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www.hornseys.uk.com



£194,995

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

** LARGER SIZE PLOT ** PLEASANT SOUTHERLY FACING REAR GARDEN **
** NO FORWARD CHAIN **

Ideal for the growing family or first time buyer, this spacious three bed semi detached property boasts a generous sized plot with a pleasant southerly facing rear garden and ample off road parking.
The property is located in the heart of the hugely popular village of Holme-Upon-Spalding-Moor which has a full array of amenities and excellent commuter links for York, Hull, the M62 motorway, and the wider East Yorkshire area.
We strongly advise an early viewing to fully appreciate what is on offer with this property.
Council Tax Band - B. EPC - C

Bedrooms	Bathrooms	Receptions
3	1	1

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.

ENTRANCE HALL

Entered through a smart UPVC double glazed door, the entrance hall, with a carpeted flight of stairs rising to the first floor, benefits from a central heating radiator, modern laminate floor, and a door leading to the lounge.

LOUNGE

3.27m x 4.71m (10'8" x 15'5")





The lounge is situated to the front of the property with a carpeted floor complimented by pleasant neutral tones and attractive patterned decor to the walls, a central heating radiator, a UPVC double glazed bow window and coving to the ceiling edges. The lounge area enjoys an open plan layout with the dining area.

DINING AREA

2.12m x 3.39m (6'11" x 11'1")



With ample space for a family sized dining table and chairs, the dining area boasts a modern laminate floor, central heating radiator, a UPVC double glazed window, and a door leading to the kitchen.

KITCHEN

2.31m x 3.24m (7'6" x 10'7")



A modern kitchen fitted with a range of matching wall and base cabinets with contrasting work surfaces over and splashback tiling to the walls, inset stainless steel kitchen sink with drainer and mixer tap over, ample space for a free standing cooker, plumbing for an automatic washing machine, and space for an under counter fridge. A UPVC double glazed window overlooks the rear garden and a UPVC double glazed door leads to the side drive and a useful under stairs storage cupboard. The kitchen is finished with modern laminate flooring and a central heating radiator.

FIRST FLOOR LANDING

With a carpeted floor and a UPVC double glazed window, the landing allows access to the three bedrooms and bathroom.

BEDROOM ONE

3.46m + wardrobes x 2.62m (11'4" + wardrobes x 8'7")



With built-in wardrobes providing ample hanging and storage space, the first double bedroom has a laminate floor, central heating radiator and a UPVC double glazed window.

BEDROOM TWO

4.00m x 2.63m (13'1" x 8'7")



Quietly located to the rear of the property, the second double bedroom has the benefit of laminate flooring, a central heating radiator, a UPVC double glazed window, and a handy storage cupboard.

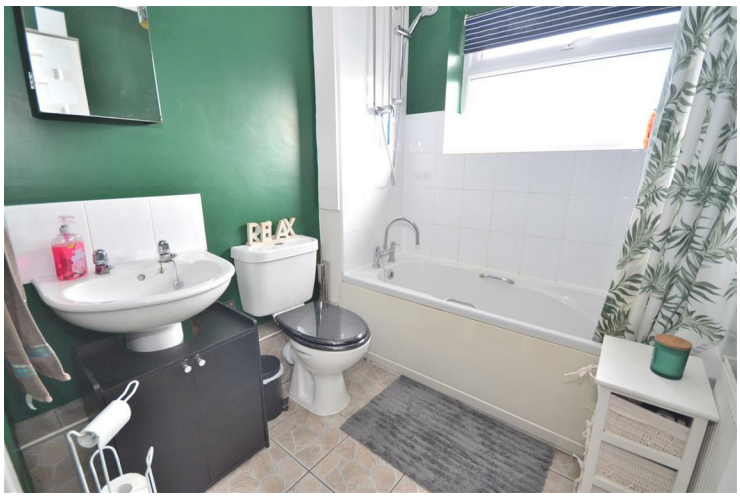
BEDROOM THREE

2.35m x 1.85m (7'8" x 6'0")



Bedroom three is located to the front of the property with a central heating radiator, UPVC double glazed window, and laminate flooring.

BATHROOM



Fitted with a matching three piece suite comprising paneled bath with recently replaced mixer shower over, low-level flush WC, and a pedestal wash basin. Wall tiling to the water sensitive areas is complimented with a modern tiled floor, a UPVC double glazed window, and a central heating radiator.

FRONT GARDEN

Standing back from the road, the front garden is laid predominantly to lawn with a side drive providing ample off street parking and a set of double timber gates which lead to the larger than average garage with power, electricity, and side personnel door.

REAR GARDEN





A real feature for this property is this generous rear garden which enjoys a sheltered southerly aspect that captures the best of the days sunshine. There is a paved patio area immediately to the rear of the property and a lawned area beyond boasting borders planted with mature garden plants and shrubs. To the rear of the garage is an additional seating area creating a private space for relaxing. The boundary is secured with timber fencing.

SERVICES

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

COUNCIL TAX

Council Tax Band B. Payable to East Riding of Yorkshire County Council.

TENURE

The property is freehold.

VIEWING

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

POSSESSION
Vacant possession on completion.

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.

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.

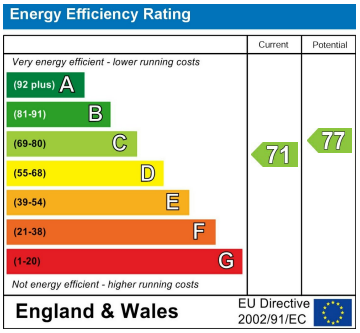
MORTGAGE ADVICE
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01430872551.

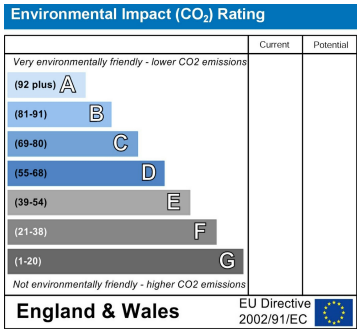
HOW TO MAKE AN OFFER
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided 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.

VALUATION
If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

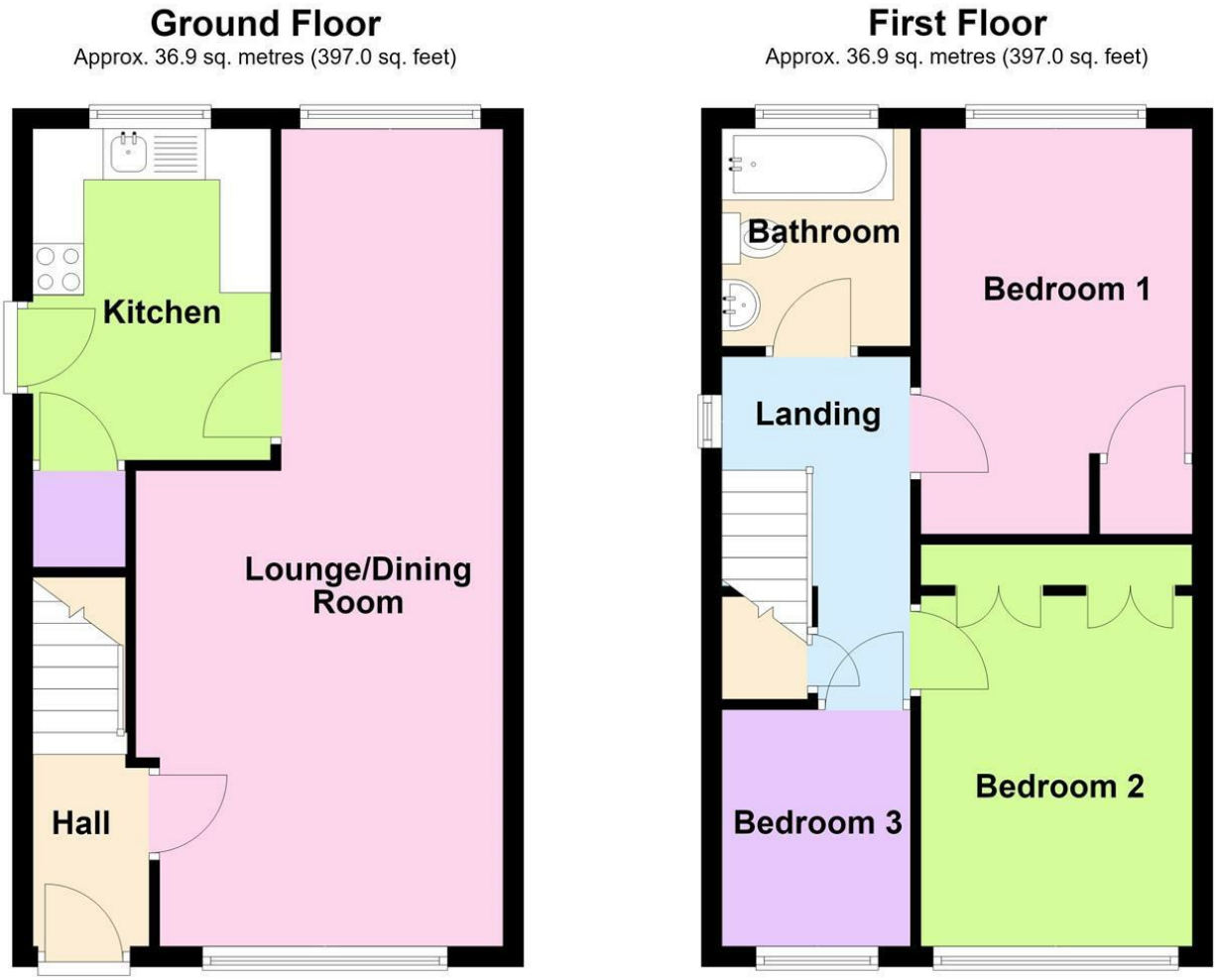
AGENTS NOTE
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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. 73.8 sq. metres (794.0 sq. feet)