# HORNSEYS

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## Offers Over £240,000

## 25 Hawthorne Drive, Holme-On-Spalding-Moor, York, YO43 4HX

**THREE BED DETACHED BUNGALOW**

Enjoying a generous sized plot and long driveway for numerous vehicles this detached bungalow is nestled on a quiet area of the hugely popular village of Holme Upon Spalding Moor. Sure to prove popular the property also boasts a detached garage with power and light and a generous private rear garden. The accommodation on offer briefly comprises entrance hall, lounge, dining area, kitchen, three good sized bedrooms and a bathroom. Council tax band - C. EPC -TBC.

| Bedrooms | Bathrooms | Receptions |
|---|---|---|
| 3 | 1 | 1 |


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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 from the front of the property through a smart UPVC double glazed door the entrance hall has a carpeted floor and leads to...

## LOUNGE

*3.5m x 5.22m (11'5" x 17'1")*





A spacious lounge centred around a feature fireplace with an inset solid fuel victorian style stove making for cosy evenings. Carpeted floor, central heating radiator and a UPVC double glazed bow window to the front aspect.

## DINING AREA

*2.33m x 4.18m (7'7" x 13'8")*



Boasting ample space for a family sized dining table and chairs the dining area has a carpeted floor, central heating radiator and a UPVC double glaze patio door and side panel leading to the side of the property.

## KITCHEN

*3.44m x 2.36m (11'3" x 7'8")*



Fitted with a range of matching wall and base units with laminate effect work surfaces fitted over, complimented with mosaic style splash back tiling to the walls. Ample space for a free standing cooker, plumbing for an automatic washing machine and space for an under counter fridge. Inset stainless steel kitchen sink. UPVC double glazed door and UPVC double glazed window to the side elevation. Central heating radiator and modern laminate effect cushioned flooring.

## INNER HALL

With a carpeted floor the inner hallway provides access to..

## BEDROOM ONE

*4.17m x 2.7m (13'8" x 8'10")*



The first double bedroom quietly located to the rear of the property has a carpeted floor, central heating radiator and a UPVC double glazed window.

## BEDROOM TWO

*2.47m x 3.18m (8'1" x 10'5")*



The second double bedroom also quietly situated to the rear of the property has a carpeted floor, central heating radiator and modern laminate flooring.

## BEDROOM THREE

*2.2m x 2.58m (7'2" x 8'5")*



The third good sized bedroom to the side of the property has a laminate floor, central heating radiator and a UPVC double glazed window.

## BATHROOM



A spacious bathroom fitted with a matching three piece suite comprising panelled bath with electric power shower over, low level flush W.C and a pedestal wash basin. Tiled walls are complimented with a tiled floor. Chrome ladder style radiator, UPVC double glazed window and a generous airing/storage cupboard.

## FRONT GARDEN

To the front of the property a lawned garden is decorated to the borders with pleasant garden shrubs and plants. A generous side drive for numerous vehicles leads down the side of the property and to the single detached garage with up and over door, power and light. The boundary is secured with timber fencing.

## REAR GARDEN





The rear garden is a generous size and surprisingly larger than comparable bungalows in the area. With an expanse of lawn immediately to the rear of the property with borders stocked with decorative garden shrubs and plants. To the rear of the garden a vegetable plot with garden storage sheds can be found. the boundary is secured with timber fencing.

## SERVICES

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

## VIEWING

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

## COUNCIL TAX

Council Tax Band C payable to East riding Of Yorkshire Council. https://www.eastriding.gov.uk/

## TENURE

The property is freehold.

## POSSESSION

Vacant possession on completion.

## 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.

## 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.

## ENERGY PERFORMANCE CERTIFICATE

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.

## AGENTS NOTES

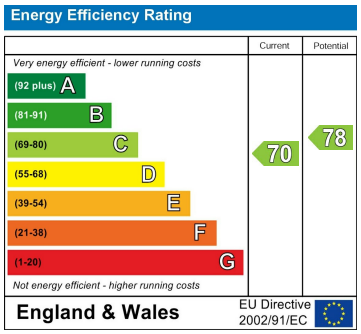
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

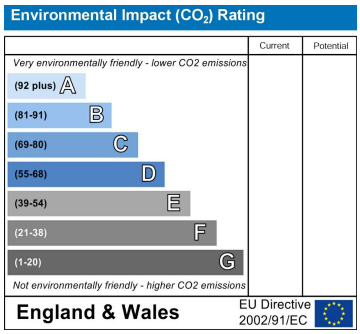
## VALUATION

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

## DISCLAIMERS

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# Floor plan




Total area: approx. 74.3 sq. metres (800.0 sq. feet)