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Offers In The Region Of £170,000

52 Selby Road, Holme-On-Spalding-Moor, York, YO43 4EU

*** THREE BED SEMI-DETACHED IN NEED OF SOME MODERNISATION ***

This traditional three bedroom semi-detached property is located in a popular residential area, briefly comprises hallway, kitchen, living dining area and shower room on the ground floor, whilst on the first floor are three bedrooms.

Outside the property to the front is mainly laid to lawn with stocked flower borders, a pond with water feature, wooden shed and coal bunker, hedge and fenced boundaries. The rear garden is laid to gravel with vegetable area, shrub borders, garage and parking for several vehicles.

Holme on Spalding Moor is a large, increasingly popular rural village situated between Market Weighton and Howden, which is ideally placed for the commuter and offers a good range of local amenities including churches, doctors, pharmacy, primary school, convenience stores, post office, butchers, bakers, pubs and takeaway restaurants. Council Tax Band - B. EPC - D.

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.

ACCOMMODATION

GROUND FLOOR

HALLWAY

PVCu entrance door.

KITCHEN

4.17m x 2.45m (13'8" x 8'0")





Grey fitted units with wood worksurfaces over, enamel 1.5 sink with mixer tap over, space for oven with extractor over, integrated dishwasher, integrated fridge freezer, integrated washing machine, ceiling coving, wooden floor, radiator, windows to front and side.

DINING AREA

3.90m x 2.73m (12'9" x 8'11")



Large walk-in cupboard, ceiling coving, radiator, two windows to rear, archway through to Living Area.

LIVING AREA

4.94m x 3.63m (16'2" x 11'10")



Feature brick fireplace, television point, under stairs cupboard, ceiling coving, two radiators, window to front.

SHOWER ROOM

2.27m x 2.05m (7'5" x 6'8")



White suite comprising shower cubicle with plumbed twin head shower, wash hand basin with mixer tap set in vanity unit, low-flush W/C, tiled walls, tiled flooring, radiator, window to rear.

FIRST FLOOR

LANDING

Loft access point, window to front.

BEDROOM 1

4.97m x 2.93m (16'3" x 9'7")

Cupboard housing Ideal gas boiler, radiator, window to front.

BEDROOM 2

3.50m x 2.84m (11'5" x 9'3")

Ceiling coving, radiator, window to rear.

BEDROOM 3

3.03m x 2.51m (9'11" x 8'2")

Radiator, window to rear.

OUTSIDE




FRONT GARDEN




Laid to lawn with patio area, floral borders, pond with water feature, wooden shed and coal bunker, hedge and fence boundaries.

REAR GARDEN



Gravel area with vegetable area and shrub borders, parking area, garage, and path to front garden.

GARAGE

5.46m x 3.01m (17'10" x 9'10")



With wood side-opening doors.

SERVICES

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

VIEWING

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

COUNCIL TAX

Council Tax Band B.

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.

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.

ANIT-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.

AGENTS NOTE

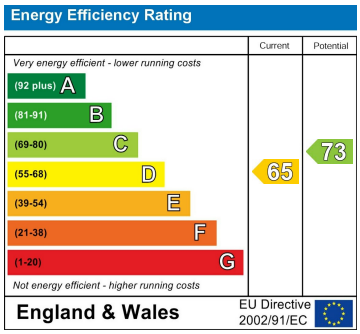
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

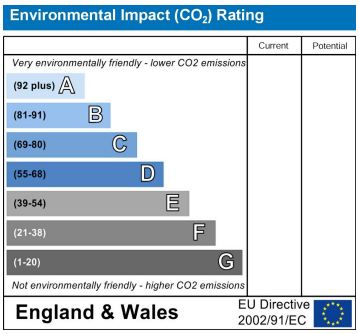
FREE VALUATION

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

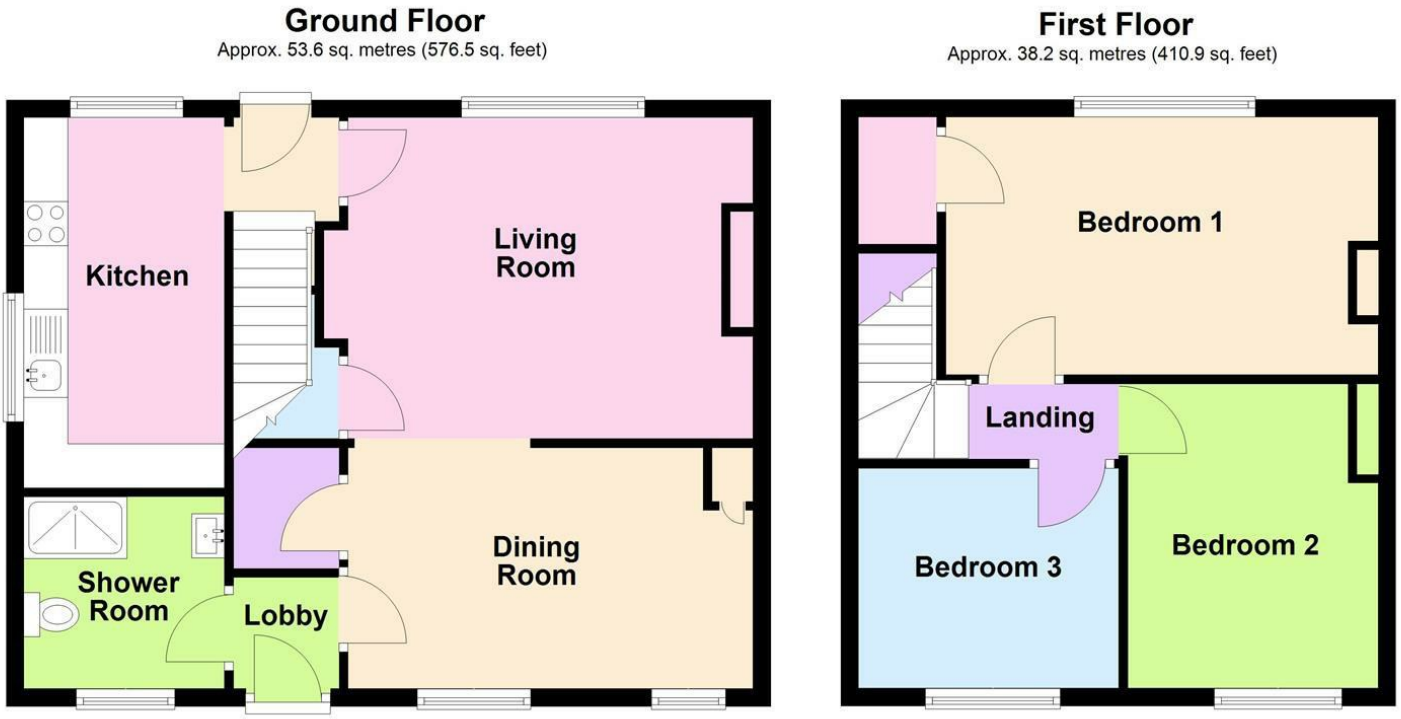
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Floor plan



Total area: approx. 91.7 sq. metres (987.4 sq. feet)