

HORNSEYS

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Offers Over £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.

Bedrooms

3

Bathrooms

1

Receptions

1



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.

COUNCIL TAX

Council Tax Band B.

TENURE

The property is freehold.

POSSESSION

Vacant possession on completion.

VIEWING

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

IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

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.

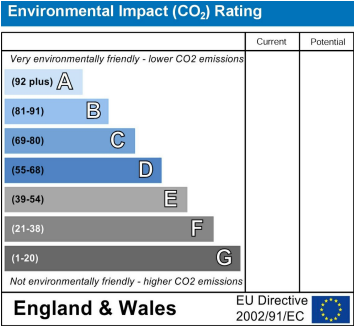
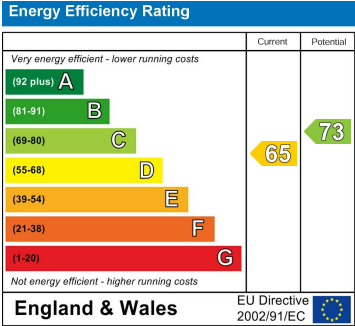
FREE VALUATION

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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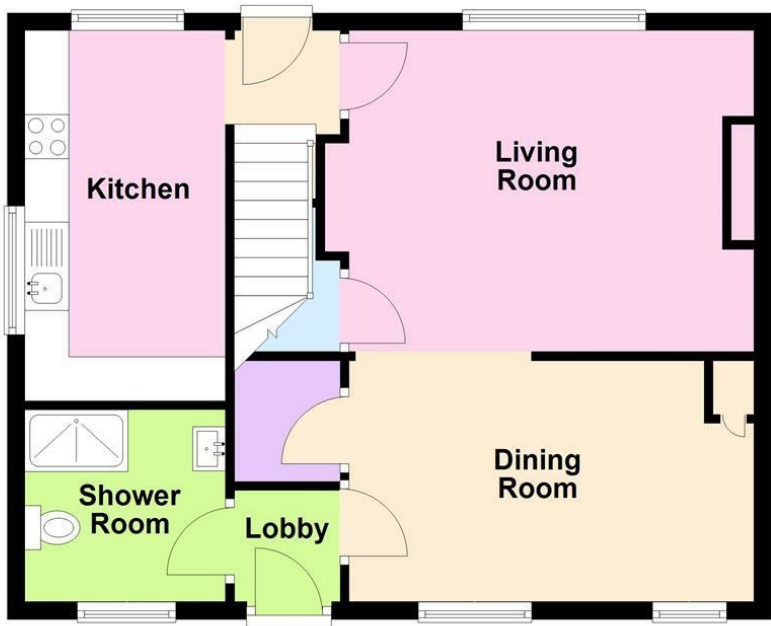
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Floor plan

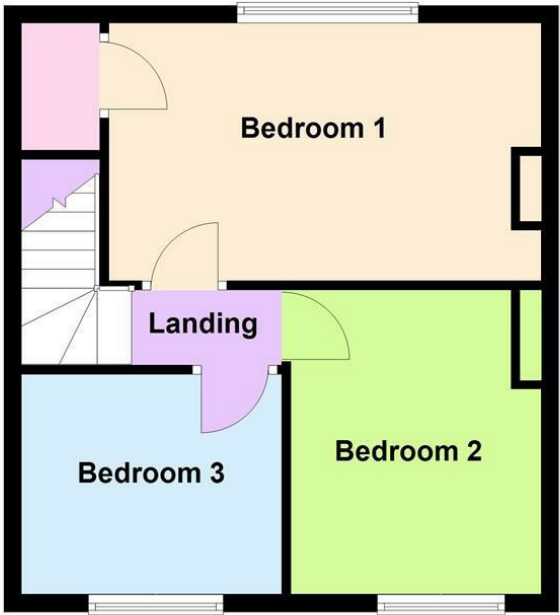
Ground Floor

Approx. 53.6 sq. metres (576.5 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



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