

# HORNSEYS

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**Offers Over £290,000**

**2 Estcourt Grove, Holme-On-Spalding-Moor, York, YO43 4FS**

**\*\*SPACIOUS AND BEAUTIFULLY PRESENTED DETACHED PROPERTY\*\***

Situated on a generous plot this stylish three bed detached family home is modern and presented exceptionally well throughout.

There is a large enclosed garden, solar panels on the roof of the property for energy efficiency and ample off road parking. The ground floor accommodation briefly comprises a spacious, welcoming entrance hall, large living room, beautifully appointed kitchen diner with french doors to rear garden, utility room and downstairs WC, whilst upstairs there is a generous master bedroom with en-suite, a further double and a single bedroom, and a modern family bathroom.

Outside to the rear is a good sized, enclosed garden with gate leading to the drive, with space for two cars.

Holme-on-Spalding-Moor is a large, increasingly popular rural village situated between Market Weighton and Howden. There is a good range of local amenities including doctors, pharmacy, a primary school, convenience stores, post office, butchers, bakers, pubs and takeaway restaurants. EPC -A . council tax - C.

**Bedrooms Bathrooms Receptions**

**3**

**2**

**1**



## HOLME-ON-SPALDING-MOOR

Holme-on-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

*2.52m x 1.34m (8'3" x 4'4")*

A welcoming, spacious hallway with doors off to the kitchen/diner, lounge and WC, with stairs leading up.

#### LIVING ROOM

*5.00m x 2.74m (16'4" x 8'11")*



A generous size room, three windows allowing natural light to flow into the living room with dual aspect windows. The living room has painted walls, carpet flooring and two radiators.

#### KITCHEN DINER

*5.00m x 3.21m (16'4" x 10'6")*



A large and light room with two windows and double patio doors leading out to the garden. White wall and base units with Quartz worktops over, built in appliances to include oven, microwave, dishwasher, fridge freezer, hob with extractor over. Stainless steel sink with mixer tap over, inset spotlights, wooden herringbone flooring, door off leading to the utility room.

## DINER



#### UTILITY ROOM

*1.60m x 1.51m (5'2" x 4'11")*

Space for a tumble dryer and plumbing for a washing machine, worktop over for extra storage, door off to additional storage under the stairs.

#### WC

*1.83m x 1.53m (6'0" x 5'0")*



White suite comprising low flush WC, hand sink, radiator, part tiled and part painted walls.

#### LANDING

Access to the loft, doors off to the three bedrooms and bathroom.

#### MASTER BEDROOM

*5.01m x 3.70m (16'5" x 12'1")*



Large room with additional space from the alcove above the stairs, painted walls, carpet flooring, radiator.

## EN-SUITE

1.72m x 1.44m (5'7" x 4'8")



Low flush WC, sink, waterfall shower, radiator.

## BEDROOM 2

2.68m x 2.53m (8'9" x 8'3")



Double room with painted walls, carpet flooring and radiator.

## BEDROOM 3

3.62m x 2.23m (11'10" x 7'3")



Single room with painted walls, carpet flooring and radiator.

## BATHROOM

2.21m x 1.94m (7'3" x 6'4")



Bath with waterfall shower over, low flush wc, sink, heated towel rail.

## GARDEN



Enclosed garden with gate leading to the driveway. Driveway has space for two cars, car charging port and power sockets. Solar panels on the roof of the property.

## SERVICES

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

Gas central heating.

## COUNCIL TAX

Council Tax Band C

## 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.

## 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.

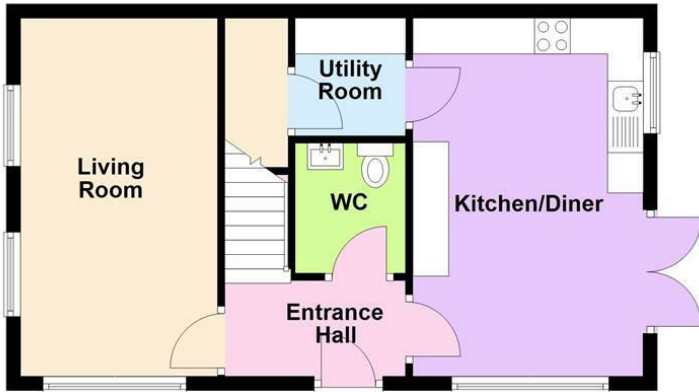
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	92	92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Floor plan

## Ground Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



## First Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



Total area: approx. 87.3 sq. metres (939.8 sq. feet)