HORNSEYS

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£235,000

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

An excellent opportunity to acquire this well maintained THREE BED DETACHED bungalow located in the increasingly popular location of Holme Upon Spalding Moor. Enjoying spacious living accommodation the property also boasts a modern shower room, lounge and spacious separate dining area. Available with NO FORWARD CHAIN, an early viewing is strongly advised. EPC - C. Council tax band C.

Bedrooms	Bathrooms	Receptions
3	1	2

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.

HALL

Entered through a smart UPVC double glazed door the hallway to the front of the property has a carpeted floor, generous double storage cupboard and a door leads to...

LOUNGE

5.08m x 3.49m (16'7" x 11'5")

A pleasant and spacious family lounge centred around a feature fireplace with a tiled hearth and an inset electric fire framed with a traditional stone surround extending to both sides of the fireplace. Modern laminate flooring is complimented with neutral decor to the walls. Central heating radiator and a UPVC bow window to the front elevation. The lounge area opens into..

DINING AREA

2.36m x 4.18m (7'8" x 13'8")

Boasting ample space for a family sized dining table and chairs the dining area enjoys a tile effect floor, central heating radiator and a UPVC double glazed door and UPVC double glazed side panel leading to the side drive. doors lead to...

KITCHEN

3.47m x 2.38m (11'4" x 7'9")

A generous sized kitchen fitted with a range of matching wall and base units with contrasting work surfaces over and splash back tiling to the walls. Inset kitchen sink with drainer and mixer tap over, single electric oven with a four ring has hob and extractor over. Ample space for a larder style fridge freezer and plumbing for an automatic washing machine. Modern tile effect flooring, central heating radiator and a UPVC do9uble glazed window to the side elevation.

INNER HALL

with a carpeted floor the inner hallway leads to..

BEDROOM ONE

3.99m max x 2.7m (13'1" max x 8'10")

The first of the double bedrooms quietly located to the rear of the property boasts a range of bedroom wardrobes creating an abundance of hanging and storage space. Carpeted floor, central heating radiator and a UPVC double glazed window.

BEDROOM TWO
2.47m x 3.21m (8'1" x 10'6")

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

BEDROOM THREE
2.21m x 2.46m (7'3" x 8'0")

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

SHOWER ROOM
1.67m x 3.29m (5'5" x 10'9")

Modern and spacious with a walk in shower enclosure with electric shower. concealed low level flush W.C and a counter sunk wash basin with bathroom storage beneath. Fully tiled walls are complimented with laminate effect flooring. This smart shower room is finished with a chrome ladder style radiator, useful storage cupboard and a UPVC double glazed window.

FRONT GARDEN
The property stands back from the road with a lawned front garden decorated with mature garden shrubs and plants. The boundary is secured with picket style timber fencing. A side drive provides ample off road parking and leads to the detached single garage with power, light and courtesy door.

REAR GARDEN

Providing a level of privacy the rear garden is laid for ease of maintenance with decorative gravel and a paved areas for seating and placement of specimen planters or tubs. Raised flower beds provide an ideal opportunity for planting of seasonal colour. A pathway leads to the rear of the garden where mature garden shrubs and ornamental trees provide a degree of privacy. The boundary is secured with timber fencing.

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

COUNCIL TAX
Council tax band - C

TENURE
The property is freehold.

POSSESSION
Vacant possession on completion.

VIEWING

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

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.

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

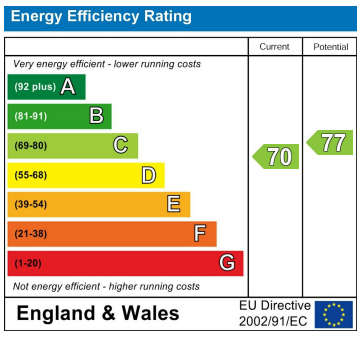
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

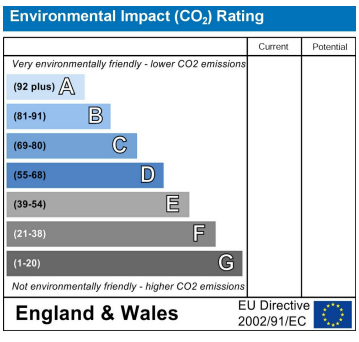
DISCLAIMERS

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.

VALUATION

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





Floor plan

Total area: approx. 74.3 sq. metres (799.6 sq. feet)