HORNSEYS

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£170,000

22 Baileywood Lane, Holme On Spalding Moor, York, YO43 4ER

This property is Move Ready, the legal work has already started, saving time, reducing risk, and helping your move go smoothly. See below for details.
NO FORWARD CHAIN. Recently decorated throughout. An attractive and easy to maintain two bedroom semi-detached bungalow having the benefit of UPVC double glazing and gas central heating together with private side drive, and front and rear gardens with patio, pleasantly situated in a quiet non-estate location in this popular rural village central for Hull, York, Beverley and the M62 Motorway.
Council tax band - B. EPC - C.

Bedrooms	Bathrooms	Receptions
2	1	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.

KITCHEN

5.44m x 2.11m (17'10" x 6'11")





Entered from the side of the property through a smart UPVC double glazed window and side UPVC double glazed window allowing an abundance of light into the room. the kitchen is fitted with a range of matching wall and base units with contrasting work surfaces fitted over and splash back tiling to the walls. Inset stainless steel kitchen sink with drainer and mixer tap over, space for a free standing cooker with extractor over, space for a larder style fridge freezer and plumbing for an automatic washing machine. Tiled flooring is complimented with pleasant neutral tones to the walls. Central heating radiator and a further UPVC double glazed window to the front elevation.

LOUNGE

4.52 x 3.43 (14'10" x 11'3")



The spacious lounge is centred around a feature fireplace with an inset victorian style electric stove. Recently decorated with neutral tones, modern laminate flooring, central heating radiator and a UPVC double glazed window.

INNER HALL

1.85 x 1.09 (6'1" x 3'7")

With access to part boarded loft via drop down ladder, coving, telephone point, airing cupboard housing hot water cylinder with immersion heater.

BEDROOM ONE

3.71 x 2.54 (12'2" x 8'4")



Modern and spacious, the double bedroom enjoys a modern laminate floor complimented with neutral tones to the walls. UPVC double glazed window and a central heating radiator.

BEDROOM TWO

3.02 x 2.36 (9'11" x 7'9")



Recently decorated with colours from the neutral palette complimented with a modern laminate floor. UPVC double glazed window and a central heating radiator.

BATHROOM & W.C.

1.91 x 1.83 (6'3" x 6'0")



The smart modern bathroom boasts a P shaped bath with a mixer shower over and a fixed shower screen. A vanity unit incorporates a low level flush W.C and a counter sunk wash basin with bathroom storage beneath. Tiled walls are complimented with a tiled floor. Chrome ladder style radiator and a UPVC double glazed window.

FRONT GARDEN

The property stands back from the road with a low maintenance front garden laid to gravel for ease of maintenance. A concrete side drive provides ample off road parking and leads to the rear of the property. The boundary is defined with timber fencing to the front.

REAR GARDEN

Laid predominantly to lawn with a timber decked area and a concrete patio area immediately to the rear of the property creating a blank canvass for the new owners. the boundary is secured with timber fencing.

SERVICES

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

COUNCIL TAX

Council tax band -B. Payable to East riding Of Yorkshire Council. https://www.eastriding.gov.uk/

TENURE

Freehold.

VIEWING

Viewing is strictly by appointment with the agents. 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.

POSSESSION

Vacant possession on completion.

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.

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.

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.

VALUATION

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

MOVE READY

Get ready for speedier, smoother and more successful sales with Sale Ready properties!
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

PLAN