

HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



£125,000

3 Old Lea, Holme Upon Spalding Moor, YO43 4BL

****EXCELLENT INVESTMENT OR FIRST PURCHASE****

NO FORWARD CHAIN. Nestled in the heart of the hugely popular village of Holme On Spalding Moor this property presents to the market an excellent opportunity for the landlord wishing to add to their portfolio or the first time buyer looking to get onto the property ladder. BOASTING AN ATTACHED SINGLE GARAGE - a rarity for a property like this, the property also enjoys a smart modern first floor bathroom and open plan living and is within easy commuting distance of York, Pocklington, Selby and Market Weighton. Council Tax Band - A. EPC - D.

Bedrooms

1

Bathrooms

1

Receptions

1



HOLME ON 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.

ENTRANCE

Entered through a UPVC double glazed door the entrance boasts a generous storage cupboard with power and light and leads to..

KITCHE/LIVING ROOM



A modern and open plan space. The kitchen area is 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, space for a free standing electric cooker with stainless steel extractor hood over. Plumbing for an automatic washing machine. Cushioned flooring, UPVC double glazed window and a useful under stairs storage cupboard.

The lounge area enjoys a carpeted floor complimented with pleasant neutral decor to the walls centred around a feature fireplace with an inset electric fire framed with an attractive surround creating a focal point for the room. Wall mounted electric heater. UPVC double glazed window the side elevation and a UPVC double glazed bow window to the front elevation. Carpeted flight of stairs rises the first floor.

LANDING

With a carpeted floor and a generous storage cupboard the landing allows access to..

BEDROOM



The double bedroom enjoys two UPVC double glazed windows.

BATHROOM



A modern first floor bathroom boasting a panelled bath with shower over and a fixed shower screen, low level flush W.C and a pedestal wash basin. Modern tile effect cushioned floor is complimented with tiled walls. Modern chrome towel warmer electric radiator and a UPVC double glazed window.

GARAGE & DRIVE

GARDEN

To the front and the side of the property a lawned area can be found with borders decorated with ornamental garden shrubs and plants providing seasonal colour.

SERVICES

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

COUNCIL TAX

Council Tax Band A payable to East riding Of Yorkshire Council. <https://www.eastriding.gov.uk/>

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.

TENURE

The property is freehold.

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.

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 (£25.00 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 NOTES

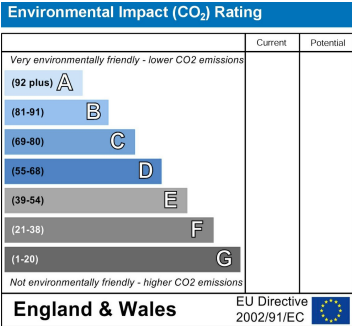
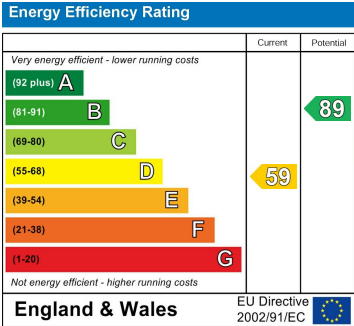
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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

