

# HORNSEYS

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**Asking Price £250,000**

**Fourwinds Cottage, 24 Old Road, Holme on Spalding Moor, York,**

**YO43 4AD**  
FOURWINDS COTTAGE

**\*\* DEVELOPMENT OPPORTUNITY \*\***

**\*\* TWO BED DETACHED COTTAGE WITH EXPIRED PERMISSIONS FOR ONE DWELLING \*\***

Situated in a very desirable residential area, this detached two bedroom property offers great scope and potential, occupying a substantial plot within this popular village and being central for Hull, York, Beverley and the M62 motorway.

The property is in need of a scheme of refurbishment and briefly comprises: Side entrance, inner hall, downstairs W.C., lounge, utility room, kitchen diner, whilst upstairs are two bedrooms and a family bathroom. The property benefits from gas central heating. To the rear of the property is a substantial detached double garage incorporating store rooms with gymnasium over. There is an extensive garden area to the rear of the dwelling and viewing is highly recommended in order to appreciate the potential this property has to offer.

We are advised by the vendor that permission to demolish the existing property and erect a detached three bed dwelling had previously been granted but now expired.

**Bedrooms**

**2**

**Bathrooms**

**3**

**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

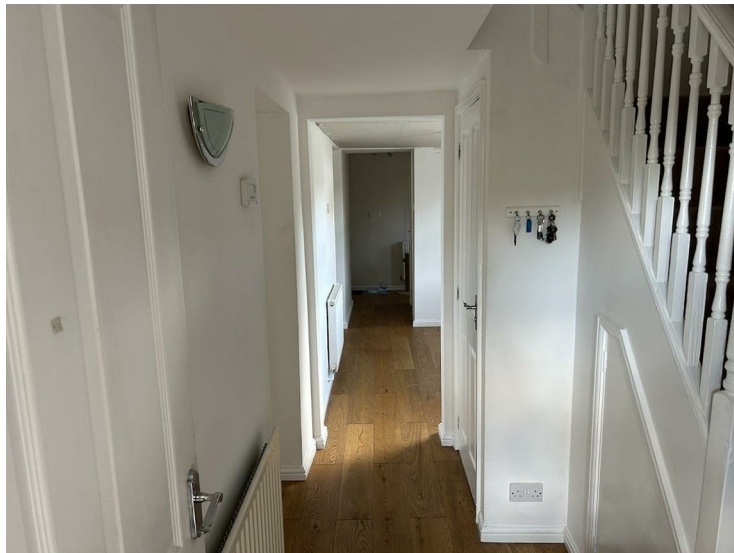
### SIDE ENTRANCE

*2.01m x 0.61m (6'7" x 2'0")*

Wooden entrance door, tiled floor, door through to inner hall.

### INNER HALL

*2.84m x 1.27m (9'3" x 4'1")*



Wooden flooring, radiator, stairs off to first floor, understairs cupboard.

### W/C

*1.19m x 1.04m (3'10" x 3'4")*



Low flush W/C, wall-mounted wash hand basin, radiator, wooden flooring, window to rear.

### LOUNGE

*3.68m x 3.63m (12'0" x 11'10")*



Brick fireplace with electric flame effect stove, radiator, ceiling coving, wooden flooring, window to front.

### UTILITY ROOM

*2.82m x 2.06m (9'3" x 6'9")*



Cupboard housing central heating boiler, grey units with single drainer stainless steel sink with cupboard under, work surface, wall cupboard, plumbing for automatic washing machine, side door to outside.

## KITCHEN DINER

3.66m x 3.63m (12'0" x 11'10")



Range of grey kitchen base units with white work surfaces over, 1.5 bowl stainless steel sink and drainer with mixer tap over, two Hi-sense gas ovens, Indesit five-ring gas hob with extractor over, tiled flooring.

## FIRST FLOOR

### LANDING

Radiator.

### BEDROOM 1

3.71m x 3.68m (12'2" x 12'0")



Wardrobes with double doors, ceiling coving, radiator, window to front.

## BEDROOM 2

3.68m x 2.72m (12'0" x 8'11")



Ceiling coving, loft access point, radiator, window to front.

## BATHROOM

2.84m x 2.06m (9'3" x 6'9")



White suite comprising bath with mixer taps and hand shower, shower cubicle with electric shower, pedestal wash hand basin, low-flush W/C, part-tiled walls, radiator, window to the rear.

## OUTSIDE

To the front and side of the property are a pair of timber gates leading to a gravelled access and parking area. This leads to

## DOUBLE GARAGE/STORE/GYM

A substantial detached building comprising double garage, W/C, and store room on the ground floor, and large store room and gymnasium on the first floor. Details are as follows:

## GROUND FLOOR

## DOUBLE GARAGE

6.45m x 5.44m (21'1" x 17'10")



Electrically operated up-and-over door, concrete floor, power and lighting.

## W/C

2.77m x 2.64m (9'1" x 8'7")



Low-flush W/C, wall-mounted hand basin, concrete floor, power and lighting, stairs off to first floor.

## STORE ROOM

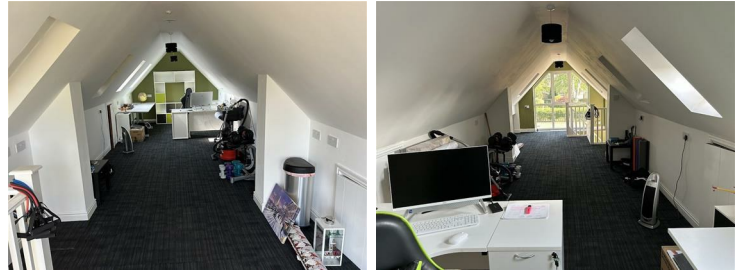
3.66m x 2.49m (12'0" x 8'2")

Two mirrored double door cupboards, power and lighting.

## FIRST FLOOR

## STORE ROOM/GYMNASIUM

10.51m x 4.81m (max. inc. stairs) (34'5" x 15'9" (max. inc. stairs))



Six Velux roof windows, PVCu double glazed gable window, wooden flooring, doors to storage space in eaves.

## GARDENS



The property occupies a substantial plot with there being a small garden area to the front of the dwelling. To the rear of the dwelling there is a large garden area extending beyond the double garage.

## 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

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

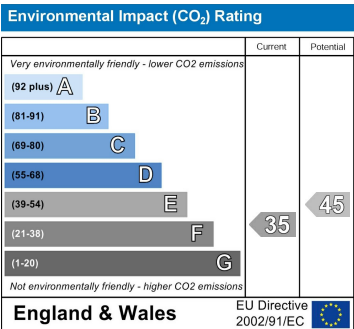
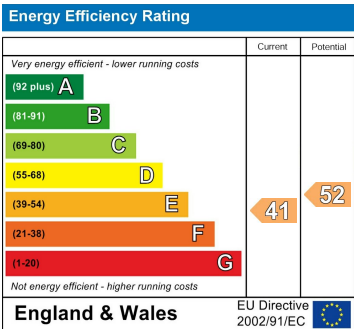
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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

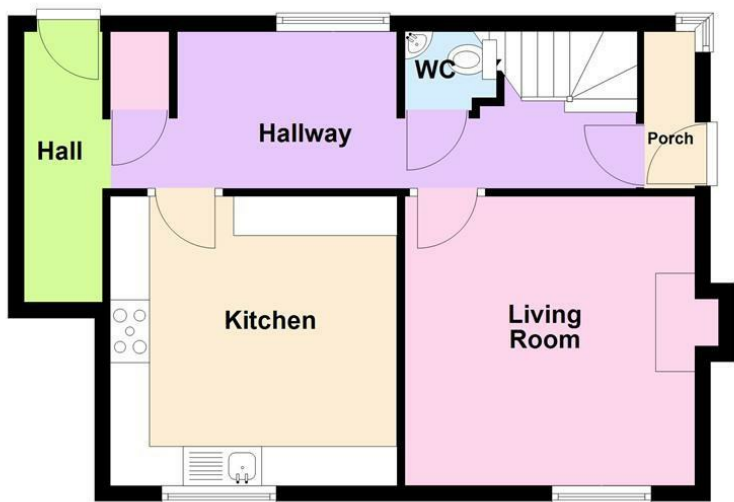
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# Floor plan

## Ground Floor

Approx. 46.8 sq. metres (504.1 sq. feet)



## First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 86.6 sq. metres (931.7 sq. feet)