

HORNSEYS

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Offers Over £130,000

37 Beacon View, Holme-On-Spalding-Moor, York, YO43 4EF

**** NO CHAIN - INVESTMENT OPPORTUNITY ****
IN NEED OF SOME MODERNISATION

This good size traditional three bed end terrace house is in need of some modernisation and would be an ideal starter home or investment opportunity.

The property, which has gas central heating and PVCu double glazing throughout, briefly comprises entrance hall, living room, kitchen and dining room, utility room, downstairs W/C, three bedrooms and a family bathroom. Outside there is a front garden laid to lawn, and a low maintenance rear garden.

Holme on Spalding Moor is a large, increasingly popular rural village situated between Market Weighton and Howden and offers a good range of local amenities including churches, doctors, pharmacy, a primary school, convenience stores, post office, butchers, bakers, pubs and takeaway restaurant. The village is centrally located for commuter routes to York, Hull and Goole, and has easy access to the M62.

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.

ACCOMODATION

ENTRANCE HALL

PVCu front entrance door, ceiling coving, storage cupboard, radiator, stairs off.

LIVING ROOM

4.08m x 3.94m (13'4" x 12'11")



Brick fire place, tiled hearth, gas fire (not in use) ceiling coving, radiator.

KITCHEN & DINING ROOM

5.85m x 2.73m (19'2" x 8'11")



Fitted beech effect kitchen with black work surface over, stainless steel sink and drainer with mixer tap, electric oven and hob with extractor fan over, pantry cupboard, storage cupboard, ceiling coving, flooring to kitchen area tiled and to dining area wood effect, radiator.

DINING ROOM



UTILITY ROOM

2.83m x 1.51m (9'3" x 4'11")

PVCu rear entrance door, ceiling coving, tiled flooring and part tiled walls.

W/C

1.47m x 0.78m (4'9" x 2'6")

Low flush W/C, wash hand basin, tiled flooring, part tiled walls.

FIRST FLOOR

LANDING

Radiator, loft access point, cupboard housing Worcester GCH boiler.

BEDROOM 1

4.03m x 2.87m (13'2" x 9'4")



Built in fitted wardrobes, radiator.

BEDROOM 2

3.47m x 2.52m (11'4" x 8'3")



Range of built in bedroom furniture, ceiling coving, radiator.

BEDROOM 3

2.58m x 2.23m (8'5" x 7'3")

Built in storage cupboard, radiator.

BATHROOM

2.61m x 1.72m (8'6" x 5'7")



Fitted white suite comprising low flush W/C, pedestal wash basin, panel bath with shower over, tiled walls, heated ladder towel rail, ceiling coving, extractor fan, wood effect flooring.

OUTSIDE



FRONT GARDEN

To the front is a paved pathway and garden laid to lawn.

REAR GARDEN



Low maintenance rear garden laid to resin, flower bed. Brick garden shed with timber door, brick and timber fenced boundaries.

SERVICES

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

Gas central heating.

COUNCIL TAX

Council Tax Band A

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

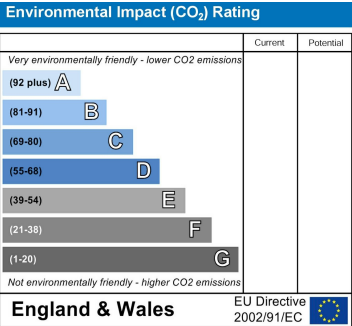
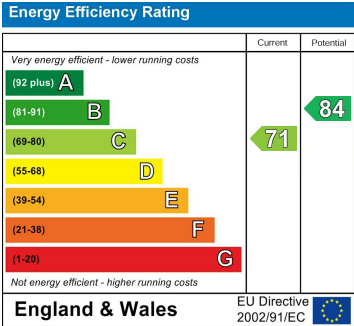
heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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

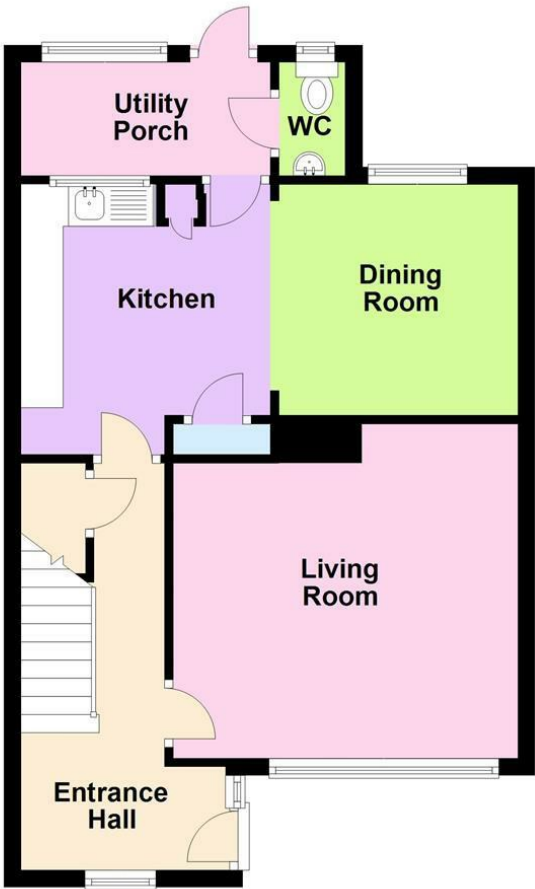
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Floor plan

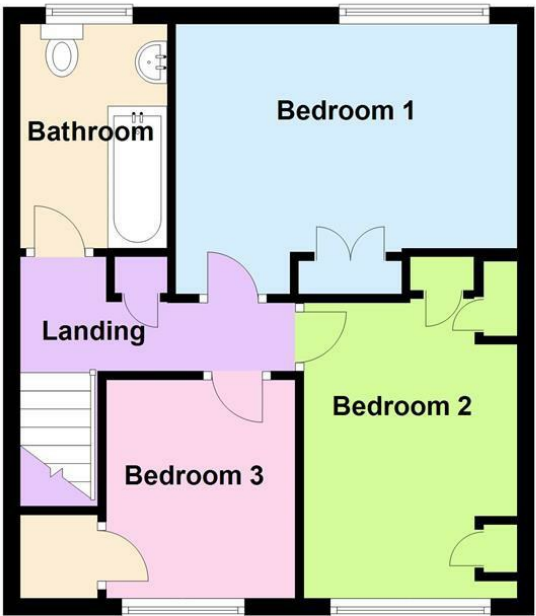
Ground Floor

Approx. 48.7 sq. metres (524.6 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



Total area: approx. 88.7 sq. metres (955.0 sq. feet)
37 Beacon View, HOSM