

# 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](http://www.hornseys.uk.com)



**£210,000**

**25 Chestnut Crescent, Holme-On-Spalding-Moor, York, YO43 4HU**

\*\* 3 BED SEMI-DETACHED PROPERTY IN QUIET CUL-DE-SAC \*\*

This well appointed three bedroom semi-detached property is pleasantly situated in a small cul-de-sac within walking distance of the village centre and local amenities.

The property briefly comprises entrance hall, living room, kitchen, and dining room/sunroom on the ground floor, whilst upstairs there are three bedrooms and a family bathroom.

Outside to the front of the property is a lawn area with concrete driveway, a pathway leading to the garage, and a rear garden which is laid to lawn with a paved patio, flowerbeds, and fence boundaries.

Holme-on-Spalding-Moor is a popular rural village with a thriving community and many amenities, including various shops, public houses, take-away restaurants, primary school and doctors surgery. The village is central for travel to Hull, York, Beverley, and the M62 motorway.

**Bedrooms      Bathrooms      Receptions**

**3**

**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.

## ACCOMMODATION

### HALLWAY

2.10m x 0.90m (6'10" x 2'11")

Front PVCu entrance door, stairs off.

### KITCHEN

4.58m x 3.30m (15'0" x 10'9")



Fitted oak kitchen with black marble effect worksurface over, 1.5 stainless steel sink and drainer with mixer tap, built-in electric oven with electric hob, extractor fan, plumbing for washing machine, part-tiled walls, laminate flooring, radiator, window to rear, door into single storey extension.

### DINING ROOM/SUNROOM

3.00m x 2.45m (9'10" x 8'0")



Radiator, window to side, patio doors to rear garden.

### LIVING ROOM

5.51m x 3.61m (18'0" x 11'10")



Stone fireplace and hearth, shelving to side for television, ceiling coving, radiator, bay window to front, door to kitchen.

## FIRST FLOOR

### LANDING

Loft access point, airing/storage cupboard, window to side.

## BEDROOM 1

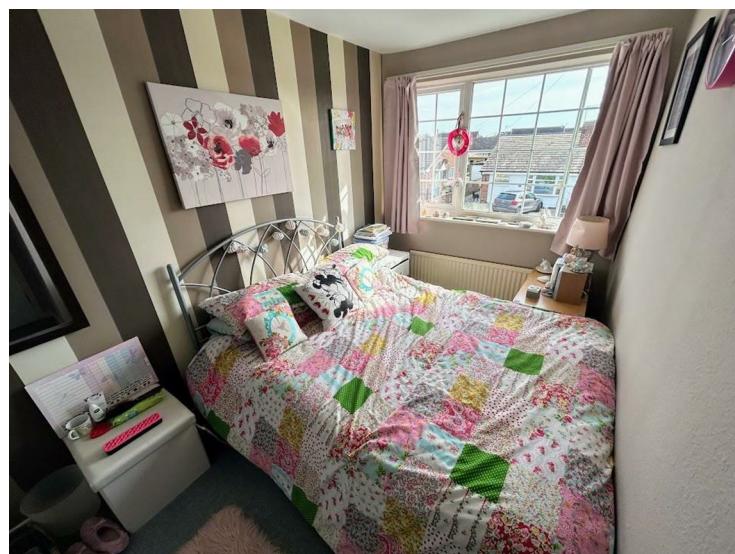
3.46m x 2.68m (11'4" x 8'9")



Built-in wardrobe and cupboards, radiator, window to rear.

## BEDROOM 2

2.67m x 2.06m (8'9" x 6'9")



Radiator, window to front.

## BEDROOM 3

2.41m x 2.39m (7'10" x 7'10")



Radiator, window to rear.

## FAMILY BATHROOM

2.10m x 1.86m (6'10" x 6'1")



White suite comprising panel bath with mixer tap, plumbed shower over, shower screen, pedestal wash basin, low flush W/C, tiled walls, laminate flooring, heated ladder towel rail, extractor, window to rear.

## OUTSIDE

### GARAGE

6.19m x 2.81m (20'3" x 9'2")



Up-and-over door, personnel door.

## FRONT GARDEN

Laid to lawn with concrete driveway, pathway to garage and rear garden.

## REAR GARDEN



Laid to lawn, paved patio area, flowerbeds and fence boundaries.

## SERVICES

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

Gas central heating.

## COUNCIL TAX

Council Tax Band B.

## 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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# Floor plan

