

# HORNSEYS

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**£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**

**3**

**Bathrooms**

**1**

**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

### 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 work surface 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

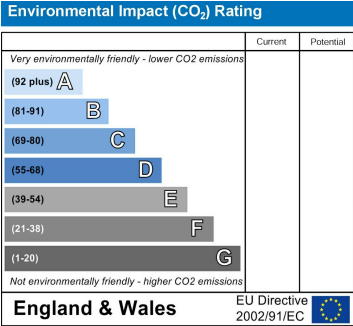
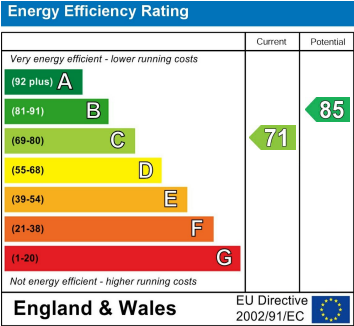
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# Floor plan

