

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£850 PCM

33 Back Lane, Holme On Spalding Moor, York, YO43 4AP

This three bedroom semi-detached house offers spacious living accommodation comprising: a welcoming spacious entrance hall, separate dining room, lounge, light and spacious kitchen with skylights, WC, utility area, three bedrooms, family bathroom, low maintenance paved rear garden with brick outhouse, large lawned front garden, driveway with ample parking.

Holme on Spalding Moor has a range of local facilities including shops, post office, doctors surgery, primary school and public houses and is within commuting distance of Hull, York, Beverley and the M62 motorway.



Bedrooms Bathrooms Receptions

3

1

2



ACCOMMODATION

ENTRANCE HALL

21.11 x 4.08 max 2.66 min (69'3" x 13'5" max 8'9" min)

Large open entrance hall with stairs off, doors leading to dining room, lounge and kitchen, tiled flooring, radiator, window to rear garden

DINING ROOM

3.33 x 2.54 (10'11" x 8'4")



Window to front of property radiator, pendant light.

LOUNGE

4.13 x 3.30 (13'7" x 10'10")



Storage cupboard off, television point, radiator, feature wallpaper.

KITCHEN



Fitted beech effect kitchen units, electric oven and hob with extractor fan over, black laminate work surfaces, tiled flooring, stainless steel sink and drainer, part tiled walls, radiator, door to rear yard, door to toilet.

UTILITY AREA

1.26 x 2.64 (4'2" x 8'8")

Plumbing for automatic washing machine, radiator

WC

1.53 x 0.75 (5'0" x 2'6")

Low flush wc, tiled flooring, radiator

FIRST FLOOR

LANDING

Loft access point off, radiator

BATHROOM

1.86 x 2.10 (6'1" x 6'11")



White suite comprising low flush wc, pedestal wash basin, panel bath, part tiled walls, radiator.

BEDROOM 1

3.63 x 3.31 max (11'11" x 10'10" max)



Storage cupboard off with shelving, radiator.

BEDROOM 2

3.33 x 3.72 min (10'11" x 12'2" min)



Storage cupboard off with hanging rail, radiator

BEDROOM 3

2.09 x 2.30 min (6'10" x 7'7" min)



+ 1.05m x 0.96m

Storage cupboard off housing gas central heating boiler, radiator

OUTSIDE

OUTBUILDING

2.43 x 2.16 (8'0" x 7'1")

Brick outbuilding to rear of property

GARDENS



The front garden is laid mainly to lawn with timber fencing and shrubs. There is a driveway to the side and front providing ample parking and to the rear of the property there is a low maintenance paved yard with a timber fenced boundary.

SERVICES

Mains water, electricity, gas and drainage.
Gas central heating.

COUNCIL TAX

Band C.

RENT

The property is to let unfurnished at £850 per calendar month plus water, electricity, gas and council tax.
The rent is to be paid monthly in advance together with an initial deposit of £980.

VIEWING

By appointment with the agents tel. 01430 872551

IDENTIFICATION FOR RENTAL PROPERTIES

No application will be processed until photographic identification and proof of residency have been received for all tenants and occupiers aged 18 and over.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	