

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



£625 PCM

82 High Street, Holme-on-Spalding Moor, York, YO43 4AA

AVAILABLE MAY 2019

A well located 2 bedroom detached bungalow comprising Kitchen, Entrance Hall, Living Room, 2 Bedrooms Shower Room, driveway with ample parking area, spacious gardens to the front and rear.

Holme on Spalding Moor is a small increasingly popular rural village situated between Market Weighton and Howden. There is a good range of local amenities including and is well located for commuting to York, Hull, Beverley and for access to the M62 motorway.

Pets by negotiation - No Smokers - No LHA

Bedrooms	Bathrooms	Receptions
-----------------	------------------	-------------------

2

1

1

HOLME ON SPALDING MOOR

Holme on Spalding Moor is a small increasingly popular rural village situated between Market Weighton and Howden. There is a good range of local amenities including churches, a primary school, convenience stores, post office, butchers, bakers, pubs and takeaway restaurants. The nearest railway station is at Howden and there is a regular bus service giving access to nearby Howden, Goole and Market Weighton, all of 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

KITCHEN

3.52 x 3.33 (11'6" x 10'11")

Fitted beech effect kitchen with fitted base and wall units, single drainer sink, plumbing for an automatic washing machine, electric cooker point, radiator. Cupboard housing gas central heating boiler.

ENTRANCE HALL

5.34 x 1.52 + 1.94 x 0.89 (17'6" x 4'11" + 6'4" x 2'11")

Radiator and store cupboard off.

LIVING ROOM

4.85 x 4.24 (15'11" x 13'11")

Radiator.

BEDROOM 1

3.91 x 3.95 exc door recess (12'9" x 12'11" exc door recess)

Built-in wardrobe and cupboard, radiator.

BEDROOM 2

3.30 x 3.02 (10'9" x 9'10")

Built-in wardrobe and cupboard, radiator.

SHOWER ROOM

2.39 x 2.11 (7'10" x 6'11")

Low flush W.C., pedestal wash basin, shower cubicle, part tiled, radiator.

OUTSIDE

Gravelled access driveway/parking area to the side, bordered garden to lawn at the front with spacious garden to the rear with lawn and borders.

A timber framed garden shed is located in the rear garden.

SERVICES

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

Gas central heating.

COUNCIL TAX

Band C.

TERM

To let on an assured shorthold tenancy (unfurnished) for a term certain of six months.

RENT

£625 per calendar month plus water, electricity, gas, telephone accounts and council tax. Rent to be payable monthly in advance together with a deposit in the sum of £625 as security against damage, breakages, outstanding accounts or outstanding rent.

VIEWING

Viewing is 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

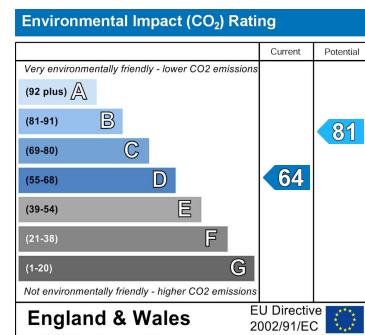
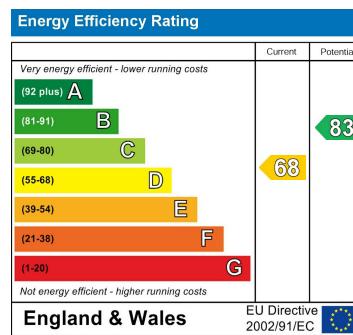
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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.



Floor plan

Floor Plan

Approx. 78.2 sq. metres (841.8 sq. feet)



Total area: approx. 78.2 sq. metres (841.8 sq. feet)