

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£245,000

38 Station Lane, Holme-On-Spalding-Moor, York, YO43 4AL

**** 3 BED DETACHED BUNGALOW WITH OPEN VIEWS ****

This good sized 3 bedroom detached bungalow stands on a generous plot in a non-estate location, and has open views to the rear across fields and onto the village church on the hill.

Briefly comprising entrance hall, living room, kitchen and dining room, three bedrooms, and a shower room. Outside the front garden is laid to lawn with beech hedging, and a side driveway with ample parking leads to a garage and the rear garden, with its extensive views over fields and to the church beyond.

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.

Bedrooms Bathrooms Receptions

3

1

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.

ACCOMMODATION

ENTRANCE HALL

5.75m x 0.90m and 1.24m x 0.76m (18'10" x 2'11" and 4'0" x 2'5")

PVCu front entrance door, walk-in storage cupboard, ceiling coving, radiator.

LIVING ROOM

4.33m x 4.13m (14'2" x 13'6")



Log burning stove set on tiled hearth, television point, telephone point, ceiling coving, radiator.

KITCHEN AND DINING ROOM

5.45m x 4.25m (17'10" x 13'11")



Fitted kitchen units with black quartz effect work surface over, stainless steel sink with mixer tap, electric double oven, electric hob with extractor fan over, wall mounted gas central heating boiler, plumbing for washing machine, PVCu door to rear garden, tiled flooring, radiator.

DINING ROOM



BEDROOM 1

3.83m x 2.62m (12'6" x 8'7")



Range of fitted wardrobes, radiator.

BEDROOM 2

4.12m x 2.61m (13'6" x 8'6")



Ceiling coving, radiator.

BEDROOM 3

2.82m x 2.52m (9'3" x 8'3")

Electric wall mounted heater.

SHOWER ROOM

2.49m x 2.21m (8'2" x 7'3")



Large shower cubicle with plumbed shower, pedestal wash basin, low flush W/C, extractor fan, loft access point, radiator.

OUTSIDE



FRONT GARDEN

Laid to lawn with beech hedging with concrete and gravel drive to side leading to garage.

GARAGE

3.64m x 2.91m (11'11" x 9'6")

Up and over door.

REAR GARDEN



Laid to lawn with privet hedge boundaries, paved patio area, gravelled area, and flower and shrub beds.

VIEW



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

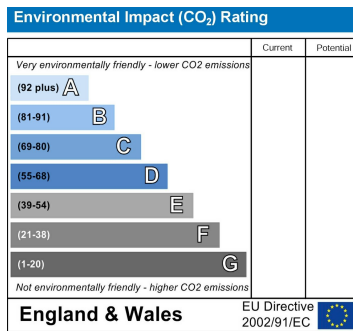
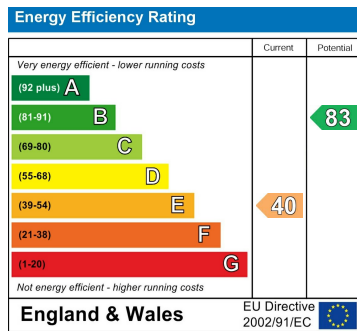
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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

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Floor plan

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Approx. 88.5 sq. metres (952.7 sq. feet)



Total area: approx. 88.5 sq. metres (952.7 sq. feet)
38 Station Lane, HOSM