

# HORNSEYS

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**£400,000**

## **Plot 15 The Pastures, Holme-On-Spalding-Moor, York, YO43 4EG**

**PLOT 15 - THE WINTERBURN  
NEW RELEASE**

THIS PROPERTY SITS IN A DESIRABLE CUL-DE-SAC LOCATION AND BENEFITS FROM A SOUTH WESTERLY REAR GARDEN AND A BALCONY FROM MASTER BEDROOM. Exclusive development of contemporary and stylish properties finished to the highest standard. The Winterburn is a spacious 4 bedroom detached home designed to suit modern living with kitchen/day room, lounge, utility, wc, 4 bedrooms with master ensuite, bathroom, gardens and garage.

Bedrooms	Bathrooms	Receptions
4	2	2



## HOLME ON SPALDING MOOR

Holme on Spalding Moor is an increasingly popular rural village situated between Market Weighton and Howden and has a growing 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 and adjoining motorway links.

## THE SITE



This exclusive development of 27 contemporary and stylish properties are finished to the highest standard with modern living in mind. The development offers 1, 2, 3 and 4 bedroom accommodation and is made up of 9 property types offering a unique new build development with a non-uniform feel.

## STREET SCENE



## THE DEVELOPER



With over 10 years' experience of planning and building new homes, Ward Homes Yorkshire is currently working on bringing new sites to the market in the East Riding. They aspire to deliver new homes in prominent locations, built to the very highest standard, each embracing its own unique concept and style.

Ward Homes Yorkshire believe they can deliver and produce a product without compromising on style and quality, in a competitive market place. Applying greater importance to their designs, they hope to create a lasting blueprint that not only looks great but also meets today's modern living standards.

## BUILD FINISH

The property will have a 10 Year NHBC warranty.

Light grey uPVC casement windows and composite front doors.

Mains operated alarms with keypad.

Mains operated heat, smoke and carbon monoxide detectors.

Contemporary one panel doors, architrave and skirting throughout.

Polished chrome lever door handles.

Ideal Standard combination boiler.

Slimline electrical accessories throughout.

Touchscreen thermostat.

Henrad Plan smooth contemporary radiators throughout.

Neutral emulsion to walls and ceilings, satin to all woodwork.

Choice of Porcelanosa wall and floor tiles.

Timber staircase with square newels and stop chamfered balustrade

Please Note: Floor coverings are not included but can be purchased as an optional extra.



## KITCHEN/DAY ROOM

6.49m x 5.82m (21'3" x 19'1")



Kitchen designed for today's modern living to include a choice of Porcelanosa kitchens in a selection of wood and pastel finishes with KRION worktops and soft close doors, KRION kitchen sink and Noken contemporary tap with Airslate splash backs. AEG appliances including oven, induction hob with extractor, AEG combination microwave oven, warming drawer and dishwasher. CDA built-in fridge freezer. Satin chrome LED spotlighting. TV/Digital aerial point. Aluminium bi-fold doors with personal door.

## UTILITY

2.57m x 2.10m (8'5" x 6'10")

Porcelanosa units to match kitchen and KRION worktops. Washing machine space with plumbing. Space for dryer.

## LOUNGE

5.41m x 4.32m (17'8" x 14'2")

TV/Digital aerial point. Network point.

## W/C

2.07m x 0.85m (6'9" x 2'9")

Roca sanitaryware to include WC with soft close seat, vanity basin with mixer tap and Porcelanosa tiled splashback.

## FIRST FLOOR

### BEDROOM 1

4.12m x 3.21m (13'6" x 10'6")

TV/Digital aerial points.

### ENSUITE

2.72m x 1.15m (8'11" x 3'9")

Roca sanitaryware including WC with soft close seat, wall hung vanity unit two drawer with basin and mixer. Shower tray with Mira pivot door, clear shower screen and Aqualisa midas column drench shower. Towel rail in dark grey. Porcelanosa half tiling. Satin chrome LED spotlighting.

### BEDROOM 2

3.50m x 3.17m (11'5" x 10'4")

TV/Digital aerial point.

### BEDROOM 3

3.50m x 3.17m (11'5" x 10'4")

### BEDROOM 4

3.04m x 2.21m (9'11" x 7'3")

## BATHROOM

2.72m x 2.17m (8'11" x 7'1")

Roca sanitaryware including WC with soft close seat, wall hung vanity unit two drawer with basin mixer, double ended bath, low profile shower tray with Mira pivot door with clear shower screen and Aqualisa midas shower. Towel rail in dark grey. Porcelanosa half tiling. Satin chrome LED spotlighting.

## OUTSIDE

The property will have front and rear external lights. White uPVC fascia and soffit with matching fall pipes.

## GARDEN

Turfed front gardens and landscaping where shown, timber fencing and hand gate, grey block set drive, natural saxon paving and patio round the property, external tap.

## GARAGE

5.45m x 5.10m (17'10" x 16'8")

Automated sectional garage door.

## ROOM MEASUREMENTS

Please note: All dimensions are maximum unless otherwise stated. Dimensions should not be assumed or used for furniture, flooring, or ordering any other personal fittings. All room and site layouts are indicative only and are subject to change at any stage. We continuously monitor the quality of products on offer and reserve the right to amend features, layouts and specification or finishes (internal or external) at any time during the planning/build process.

## SERVICES

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

Gas central heating.

## COUNCIL TAX

Council tax bands to be confirmed.

## 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

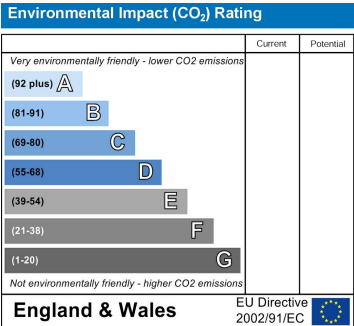
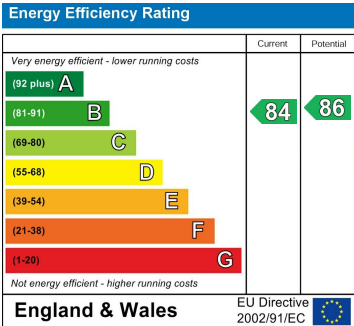
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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.



Floor plan

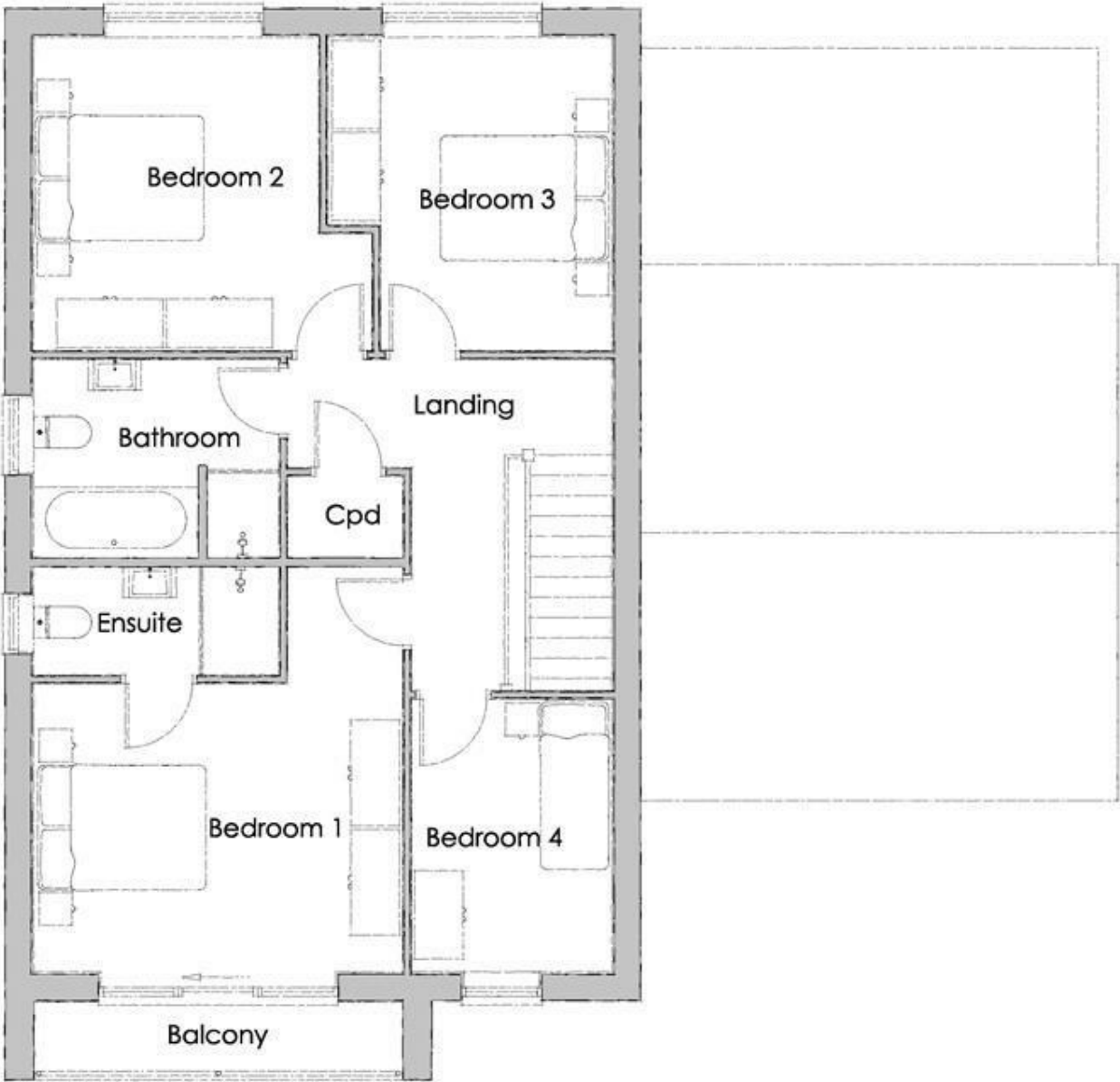
House Type H



Ground Floor Plan

Floor plan

House Type H



First Floor Plan



# The Pastures

HOLME-ON-SPALDING-MOOR



WARD  
HOMES  
YORKSHIRE



Fawkes  
Plots 6, 18  
1 Bed Apartment



Hockney  
Plots 4, 5, 20, 21  
3 Bed Semi-Detached



Sidgwick  
Plots 7, 17  
3 Bed Detached



Elwell  
Plots 8, 16  
3 Bed Detached



Asquith  
Plots 2, 9, 10, 11  
4 Bed Detached



Winterburn  
Plots 3, 12, 13, 15, 19  
4 Bed Detached



Kingsley  
Plots 1, 14  
4 Bed Detached