



35 Selby Road, Holme on Spalding Moor, York, YO43 4ES

• DETACHED BUNGALOW WITH NO ONWARD CHAIN • LIVING ROOM • BREAKFAST KITCHEN • TWO DOUBLE BEDROOMS, MASTER WITH FITTED WARDROBES • CONSERVATORY • SHOWER ROOM • LARGE UTILITY ROOM • GARDENS TO ALL SIDES • GOOD SIZED GARAGE PLUS AMPLE ADDITIONAL PARKING • EPC RATING = •

Asking Price £225,000

Standing on a good sized plot with gardens to all sides and spacious accommodation, the added bonus is that this property also has NO ONWARD CHAIN. To the front there is ample parking in addition to the large garage, and plenty of space to the side should you have a caravan or motorhome.

A storm porch opens into the entrance hall from which is the living room with bow window to the front elevation and a gas fire set in marble fireplace.

A double bedroom has an extensive range of fitted wardrobes with corner display shelves and dressing table unit with drawers.

The second bedroom is to the rear and has the conservatory off that overlooks the pretty garden. Having a radiator makes the conservatory a pleasant place to sit even on colder days.

The fully tiled shower room has a shower, hand basin, WC and bidet.

To the rear of the property is the kitchen that has a range of fitted units with granite worktops, inset sink unit and breakfast bar. Integral appliances include electric hob, double oven and fridge.

There is a large utility room with plumbing for a washing machine, fitted storage cupboards and a hand basin. From here is a door to the side and driveway, patio doors to the rear garden and a door to the integral garage.

To all sides of the bungalow the gardens are lawned and planted with mature shrubs. The rear garden is south facing and also has a patio seating area.

A driveway provides plenty of parking and leads to a larger than average garage.

We urge you to view to fully appreciate the size of the plot and the good sized accommodation.

Location

Holme Upon Spalding Moor is a growing village situated between York and Hull. The nearest market towns are Pocklington (9 miles) and Market Weighton (6 miles). The location is convenient for the M62 which is accessible at Howden (9 miles), and has good rail links for commuting. The village supports a good range of facilities, which include a highly regarded primary school, health centre, shops, Post Office and cash machine.

Directions. From the A164 turn into Holme on Spalding Moor and proceed through the village on the A163. The property can be found on the left hand side identified by our For Sale board.





DETACHED BUNGALOW ON LARGE PLOT AND BEAUTIFUL GARDENS TO ALL SIDES



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		62	80
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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			
		56	76
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Selby Road, Holme on Spalding Moor
Reference: 687



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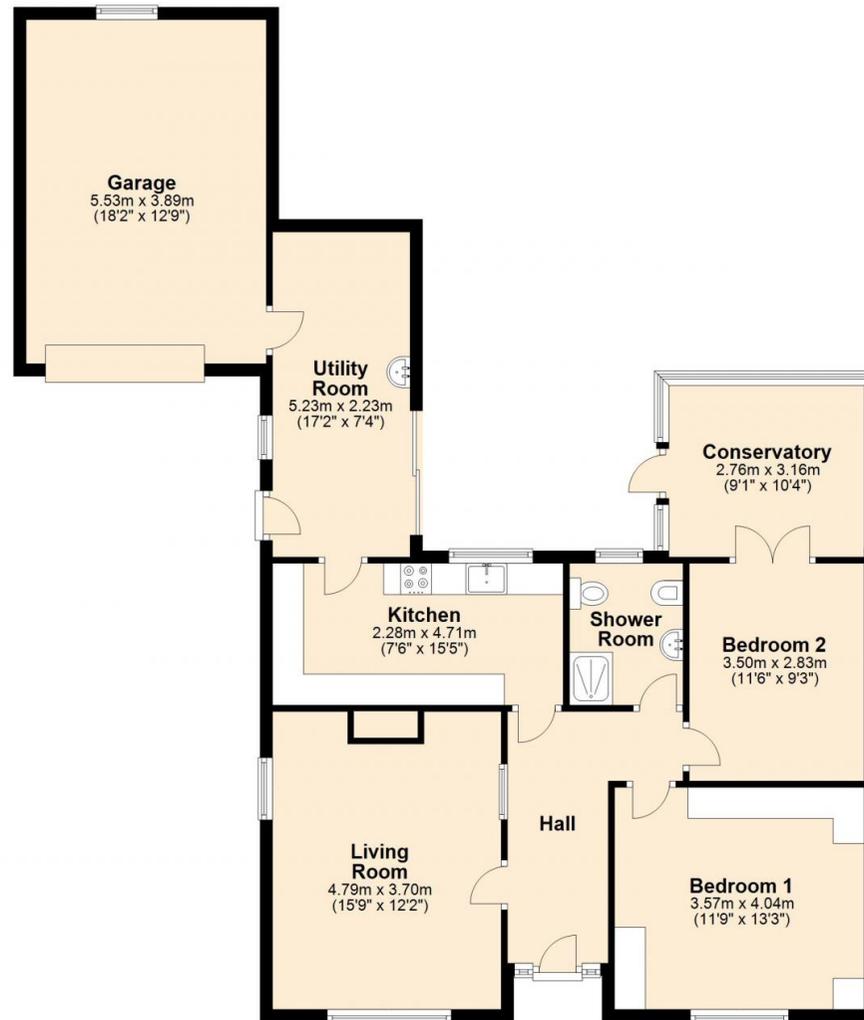


Offices in **York, Pocklington and Market Weighton**

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Ground Floor

Approx. 109.9 sq. metres (1183.3 sq. feet)



Total area: approx. 109.9 sq. metres (1183.3 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

Disclaimer

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