



The Milestone, 6 Selby Road, Holme on Spalding Moor, YO43 4ES

• Detached bungalow • Entrance hall • Cloakroom • Sitting room • Conservatory • Kitchen with dining area • Utility/garden room • Four bedrooms • Modern wetroom • Ample parking • Front & rear gardens with open views to the rear • EPC = D

Guide Price £370,000

Located in the heart of this popular village, this 3/4 bedroom spacious property is offered with no onward chain.

Upon entering through the front door the entrance hall has open plan stairs leading to the first floor. There is a cloakroom with WC, corner vanity basin and chrome ladder radiator. To the right is the sitting room with gas, coal effect fire, recessed display arch and dual aspect windows allowing light to flood in. The lounge could also be used as a fourth bedroom if needed with a bay window overlooking the front garden. A spacious conservatory with fitted window and ceiling blinds allows you to control the amount of sun entering and has French doors to the driveway making this room the perfect place to sit and relax.

The kitchen has an array of wall and base units with plenty of work surfaces. Integral appliances include fridge, dishwasher and Diplomat electric oven with ceramic hob and cooker hood over. The kitchen continues into the large dining room with French doors onto the enclosed rear garden. Beyond the dining area is the converted garage which now offers a good sized utility room with plumbing for washing machine.

Completing the ground floor accommodation are two double bedrooms one of which has fitted wardrobes, and a modern wet room with walk in shower, vanity unit housing the push button WC and hand basin and wood effect tiled flooring.

The first floor comprises of a double bedroom, generous eaves storage, a further store room leads to where the boiler is located.

Outside the gravelled driveway offers parking for several vehicles and lawned garden to the front aspect, the enclosed rear garden has a timber shed and a timber summer house and benefits from open views over the neighbouring countryside, whilst the Wolds can be seen in the distance.

To appreciate this properties many attributes, and flexible living accommodation an early viewing is highly recommended.

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 ATM.

Directions from the Pocklington Office. Proceed to the A1079 and head towards Hull. Proceed to Shiptonthorpe and take your third exit and head towards Holme On Spalding Moor. Take your second exit at the round about onto High Street and continue along the road, which then becomes Selby Road. The property is on the right hand side, which is identified by our For Sale board.

AGENT'S NOTE

The Property is subject to an historical overage clause of 30% - in the event of planning permission being granted or given relating to the whole or any part of the property for any use or form of development other than garden land or the erection of outbuildings for private domestic use attached to the property known as 6 Selby Road, Holme on Spalding Moor within the said thirty year period the Transferees or their successors in title will pay the additional sum or sums (the additional sum) as calculated in accordance with clause (ii) below such sum to be paid the the Transferor or his successors in title. We have been informed this clause ends in February 2038.



Open rear views towards the Wolds



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	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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	61	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: The Milestone, 6 Selby Road, Holme on Spalding Moor
Reference: 977



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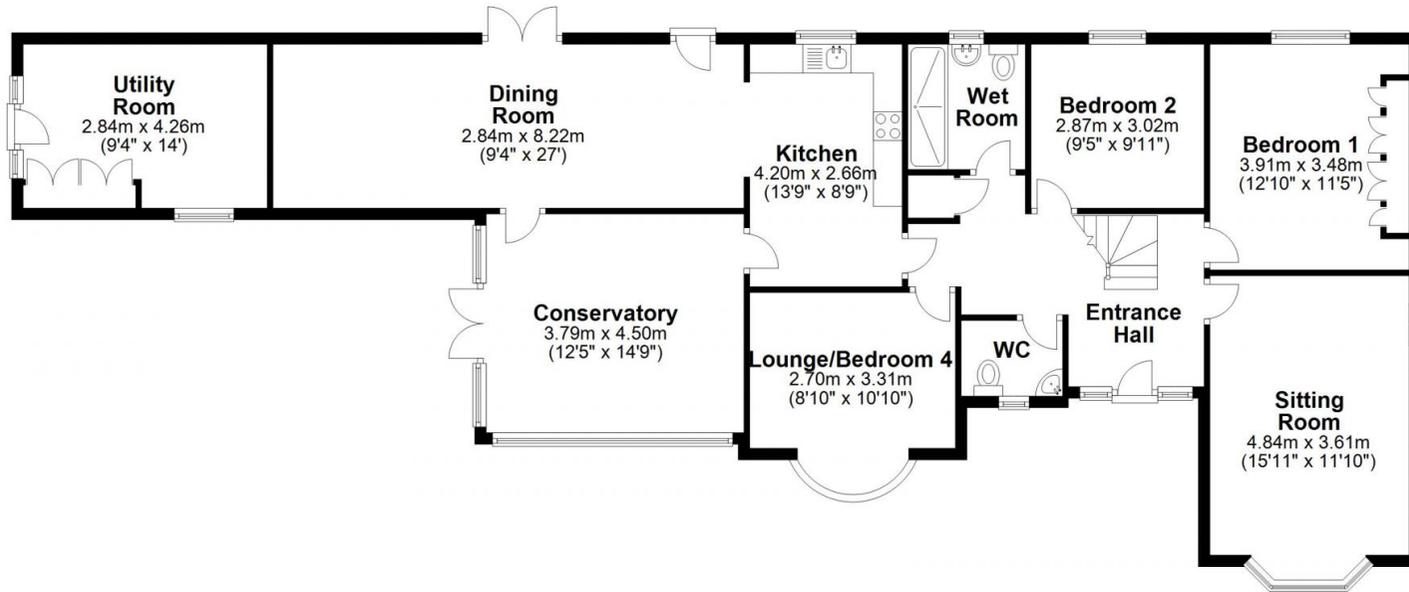


Offices in York, Pocklington and Market Weighton

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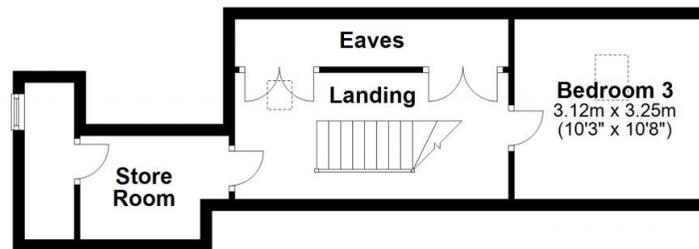
Ground Floor

Approx. 136.3 sq. metres (1466.7 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.5 sq. feet)



Total area: approx. 167.5 sq. metres (1803.3 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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