

RM  
English



**High Street, Holme on Spalding Moor, YO43 4EN**

- Substantial orchard garden at the rear
- Living room with a log burner
- Open plan kitchen/diner with an range of appliances
- Conservatory off the kitchen
- Two double bedrooms, one with built in storage
- Family shower room
- Large garage with work benches
- A variety of fruit trees
- Off street parking for multiple cars
- EPC = D

## Guide Price £220,000

If you are looking for a change of lifestyle, like the idea of being part of a village community, yet still require quick access to amenities, then look no further as this property could be perfectly suited to you. The property provides a fusion of open plan and individual rooms, a feature that will surely appeal to the majority of purchasers. If you like to garden then you will not be disappointed when you see the one that is on offer here. The current vendors have spent years creating an incredible orchard which boasts a wide variety of specimen and fruit trees. A viewing is highly recommended to fully appreciate everything that it is on offer.

On entering you will see stairs rising to the first floor and a door on the right that opens into the living room. At the centre of this room, you will notice a lovely exposed brick built fireplace with a log burner at its centre, a fantastic addition especially in the colder winter months. A large window to the front allows natural light to flood the room.

The open plan kitchen/diner is located at the rear of the property. There is a U shaped worktop that incorporates a stainless steel sink with drainer and various appliances including a freestanding oven with a four ring gas hob over, fridge, freezer, washing machine and a dishwasher. To the other side of the room, you will find space for a good sized dining table with chairs. A door from the kitchen opens into the conservatory, a lovely room especially during the warmer summer months.

To the first floor there are two good sized bedrooms, one of which has built in storage. A family shower room comprising corner shower, pedestal hand basin and low level w/c completes the internal accommodation.

Externally there is a substantial garage to the side of the property which has been fitted with multiple work benches. There is a patio, gravelled seating and a greenhouse. There is an incredible variety of trees including apple, pear, cherry, plum, chestnut, walnut, hazel and poplar but to name a few. The garden is not only mature and large but is also very private. To the front of the property there is parking for multiple cars.





**A LOVELY HOME WITH A MATURE ORCHARD GARDEN**



**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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		55	85

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			

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Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:  
Reference: 1750



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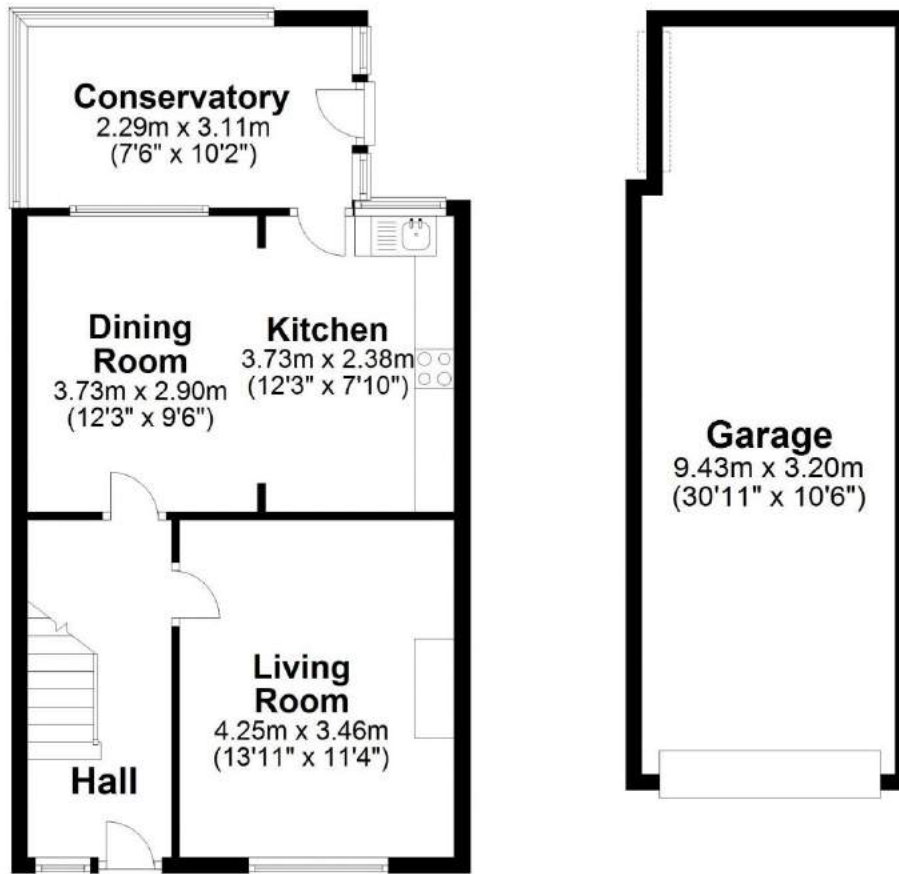


Offices in York, Pocklington and Market Weighton

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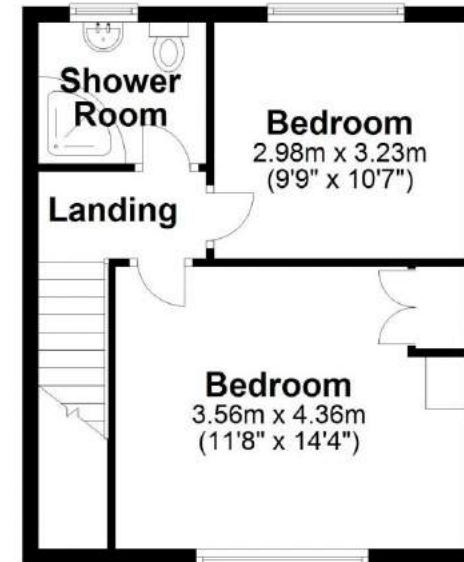
### Ground Floor

Approx. 80.6 sq. metres (867.2 sq. feet)



### First Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



Total area: approx. 116.3 sq. metres (1251.6 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases. Plan made with PlanUp. Plan produced using PlanUp.

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