

RM
English



Chapel Fields, Holme on Spalding Moor, York, YO43 4DH

- A beautifully presented bungalow in a highly desirable location
- Spacious living room with a bay window and a gas fire
- Kitchen with a range of appliances and space for a breakfast table with chairs
- Three double bedrooms, one with an en-suite
- Family bathroom
- Garden to all sides
- Patio, covered seating area & a timber garden shed
- Garage with an electric roller door
- Drive providing further off street parking
- EPC = D

Guide Price £305,000

If you are looking for a beautifully presented bungalow that occupies an attractive corner plot, then look no further as this lovely property could be perfect for you. The current vendor has modernised the property, so if you are looking to move in without the need to carry out any work, then this will surely appeal. The village itself boasts a number of amenities including shops, a butchers, baker, pub and various takeaways. Bungalows within this particular location are extremely popular so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you will see a set of double doors on the right hand side which provide access to a good sized storage cupboard. A door opposite opens to the living room which benefits from dual aspect windows, one of which is an attractive bay that allows natural light to flood in. There is a gas fire at the centre of the room which has a stone hearth and surround. The kitchen has been fitted with a U shaped worktop that incorporates a five ring gas hob and a stainless steel sink with drainer. There are various appliances including a single oven, a combination microwave/oven and an undercounter fridge. There are various storage cupboards, space for a breakfast table with chairs and a single door that gives access to the rear garden.

At the other end of the property you will find three double bedrooms, two of which have built in wardrobes, whilst the master also benefits from an en-suite comprising shower, low level w/c, pedestal hand basin and a chrome heated towel rail. The third bedroom could be used as a snug if so desired as there is a set of French doors that open out to the garden. A family bathroom comprising bath, low level w/c, hand basin with storage below and a chrome heated towel rail completes the internal accommodation.

Externally you will find mature garden to all sides which has been planted with a variety of shrubs, trees and flowers. There is a patio seating area, a covered seating area and a timber garden shed. The garage has an electric roller door and a single door at its rear that provides access to the garden. A driveway provides additional off street parking.

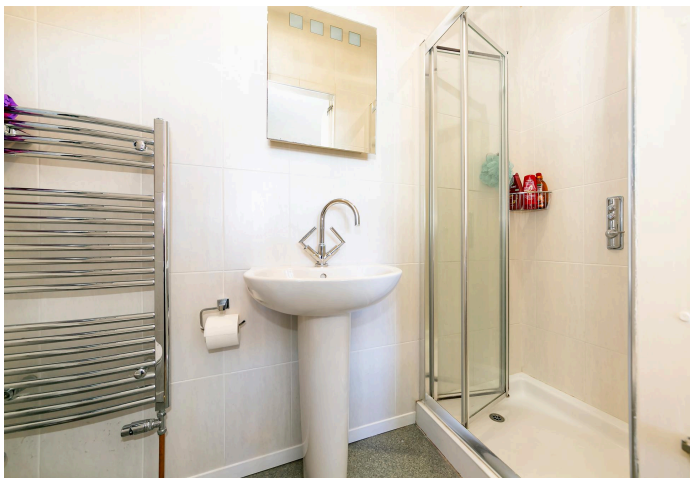




AN ATTRACTIVE DETACHED BUNGALOW WITH GARDENS TO ALL SIDES



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			
		66	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		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			
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:
Reference: 1940



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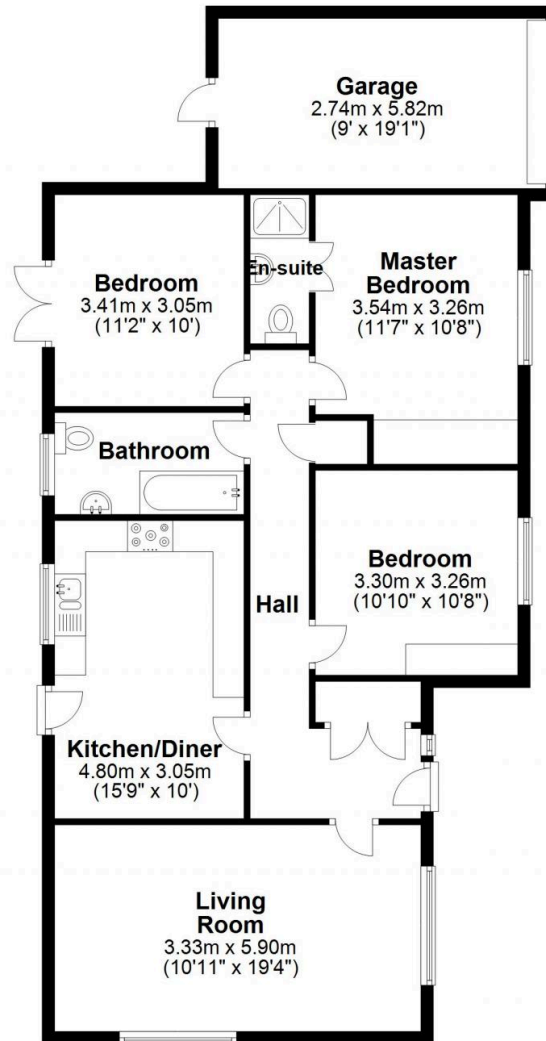


Offices in York, Pocklington and Market Weighton

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Ground Floor

Approx. 106.7 sq. metres (1148.8 sq. feet)



Total area: approx. 106.7 sq. metres (1148.8 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

Disclaimer

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