



Selby Road, Holme Upon Spalding Moor, York, YO43 4EU

- An attractive bungalow on a desirable corner plot
- Extremely private with stunning gardens
- Kitchen with a number of appliances
- Garden room with a door that opens to the garden
- Formal dining room and a separate living room
- Two double bedrooms and a single
- Family shower room
- Detached single garage and a gated driveway
- Greenhouse, shed and summer house
- EPC = D

Guide Price £290,000

If you are looking for a detached bungalow that has been beautifully maintained and has a stunning mature garden, then look no further as this property could be what you have been waiting for. The property is situated on a good sized corner plot only a short walk from all of Holme Upon Spalding Moors amenities. The property is nicely hidden away and private, so a viewing is highly recommended to fully appreciate everything that it has to offer.

As you approach the property from the rear you will see that there is a block paved drive that leads to a single detached garage on the right hand side. Not only does this provide covered parking but it could also be used as a workshop. There is a set of large double timber gates on the left with further parking beyond.

The garden room is the first you enter from the rear garden which provides the perfect place to sit and enjoy the sun in the summer months. Beyond is the kitchen which has been fitted with a U shaped granite worktop that incorporates a sink with drainer. There are various storage cupboards and appliances including a freestanding double oven with four ring electric hob over, fridge/freezer with water dispenser, a washing machine and a dishwasher. There is a pantry cupboard in one corner, a very useful and practical addition. Moving through into the dining room which is immediately adjacent to the kitchen you will see that there is more than enough space for a good sized dining table with chairs. The wall between these rooms could potentially be removed if an open plan kitchen/diner is desired. An archway provides access to the living room which has dual aspect windows, one of which is a stunning bay window that allows light to flood the room. There is a gas fire on a raised hearth at the centre of the room.

A door at the rear opens into the hallway with a door on the left that provides access to the side of the property. There are two good storage cupboards within the hall that leads to the bedrooms. There are two double bedrooms and a single, one of which has a full wall of mirrored wardrobes. A family shower room comprising walk in double shower, full height mirrored vanity unit, pedestal hand basin and low level w/c completes the internal accommodation.

Externally the main garden is primarily laid to lawn with borders of trees, shrubs and colourful flowers. A path leads through the centre of the lawn to a tree lined wildlife sanctuary. There is a mature hedge that surrounds the property making it extremely private. A good sized patio seating area is immediately adjacent to the garden room and provides the perfect place to sit and enjoy the sun in the summer months. In addition, there is a timber summer house, garden shed and greenhouse. To the front of the property, you will find a low maintenance lawn whilst the side has a concrete base perfect for bin storage.





AN ATTRACTIVE DETACHED BUNGALOW WITH A STUNNING 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)	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			
		68	84

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

Environmental Impact (CO ₂) Ra		0	0
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			
		0	0

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

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Selby Road, Holme-on-spalding-Moor, York, YO43 4EU
Reference: 1668



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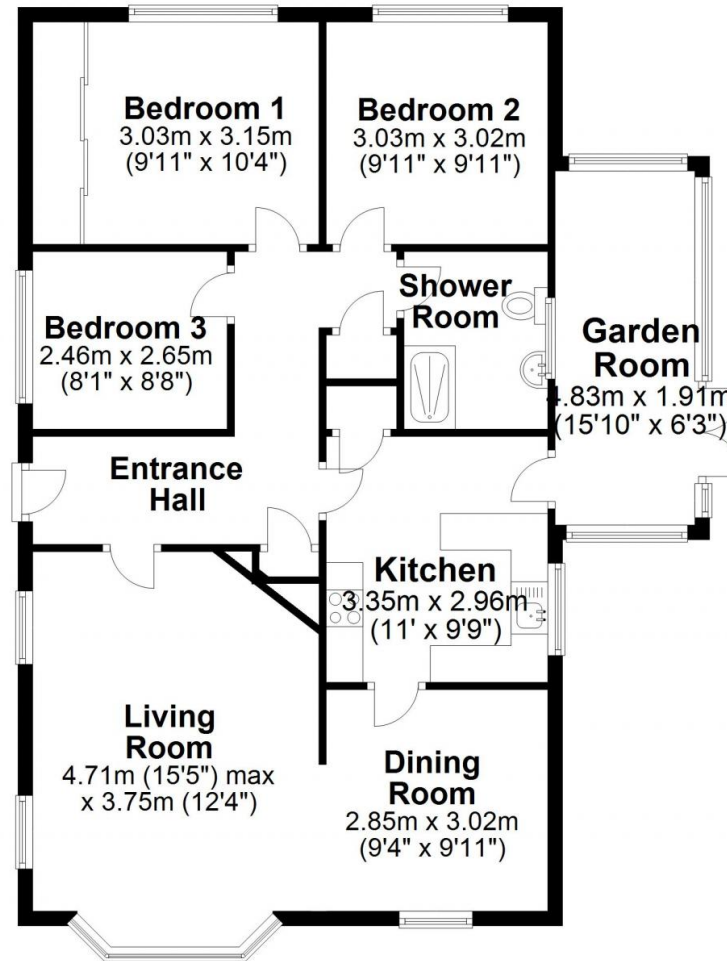


Offices in York, Pocklington and Market Weighton

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Ground Floor

Approx. 95.3 sq. metres (1025.7 sq. feet)



Total area: approx. 95.3 sq. metres (1025.7 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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