



Chapel Garth, Holme on Spalding Moor, York, YO43 4EG

• No Onward Chain • A stunning family home which has been extended and is contemporary in design • Two large reception rooms, one with a multi fuel burner • Open plan kitchen/living/dining area with a range of appliances • Separate utility room • Formal dining room & a home office/gym • Four double bedrooms all with fitted wardrobes, one with an en-suite shower room • Family bathroom • Substantial rear garden with recessed decking patio, garden shed. Detached garage & a second hidden garden • EPC = C

Guide Price £475,000

If you are looking for a change of lifestyle, like the idea of being part of a village community, want a property that provides an abundance of internal accommodation and benefits from good sized gardens, then look no further as this could be the house you have been waiting for. The current vendors have modernised and extended this attractive family home over the years, resulting in a property that is ready for immediate occupation. A viewing is highly recommended to fully appreciate everything that it has to offer, especially as it is offered to the market with No Onward Chain.

As you enter through the front door you will notice that the hallway is spacious, this is because it has been extended, a lovely feature that is generally overlooked. From here there are various doors that open to multiple reception rooms, the kitchen/diner and a cloakroom. The two main living rooms are found to the front of the property, both benefit from attractive bay windows, one has built in storage, whilst the other has a multi fuel burner, perfect for the colder winter months. There is separate dining room which provides space for a good-sized dining table and has a door that opens to the rear garden. A home office/gym/playroom which has electric underfloor heating, a Velux roof light and a door out to the garden is immediately adjacent.

The kitchen/living/dining area is located at the rear of the property and again benefits from electric underfloor heating. There are various appliances including a Quooker tap, double oven, four ring gas hob, dishwasher and an American style fridge/freezer. There are multiple granite worktops, one of which incorporates a stainless steel sink with drainer and various wall and base units for storage. At the far end you will find space for a breakfast table with chairs, whilst the snug area provides a lovely place to sit and enjoy the sun in the summer months. A door from this room again opens to the garden. The utility room has been fitted with built in storage and a worktop which has space below for a washing machine and dryer.

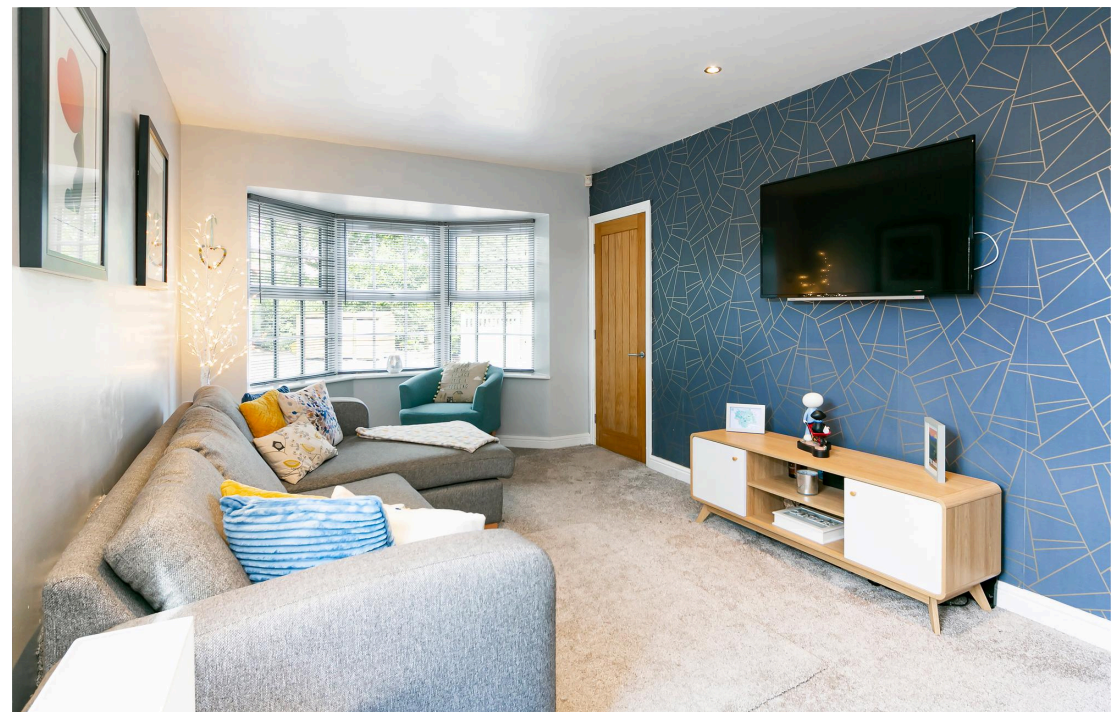
To the first floor there are four double bedrooms, all with built in wardrobes and storage. The master also has an en-suite comprising corner shower, low level w/c, hand basin with storage below, underfloor heating and a chrome heated towel rail. A family bathroom comprising bath, low level w/c, hand basin with storage below, underfloor heating and heated mirror completes the internal accommodation.

Externally there are two sections of garden. The largest is to the rear of the property, boasting a recessed decked seating area, patio, garden shed, mature trees and shrubs. If you have young children or pets then the fact that the garden is fully enclosed by a timber fence will surely appeal. The front garden is hidden away behind the garage and has been used for growing home produce. This is a delightful extra for anyone who is green fingered. The garage has an electric roller door and a secure store at its rear. The gravelled drive provides parking for multiple cars, whilst lights have been installed to illuminate the front at night.





A SUBSTANTIAL MODERN FAMILY HOME WITH NO ONWARD CHAIN



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			
		73	79
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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:
Reference: 1937

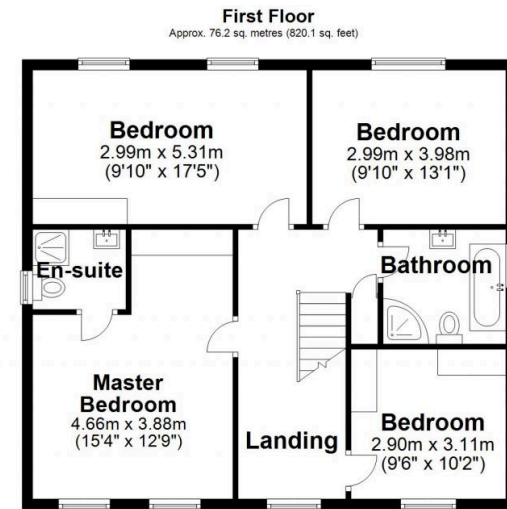
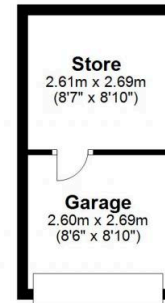
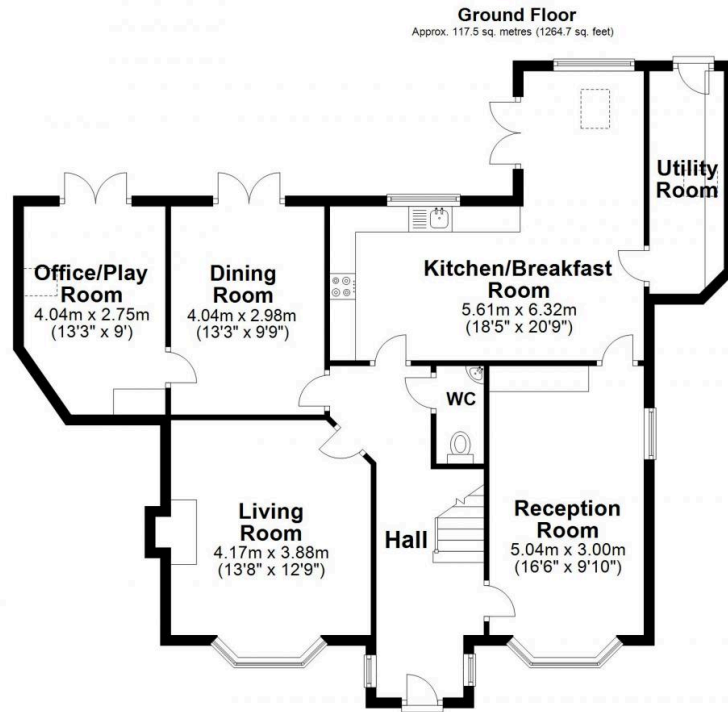


rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

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



Total area: approx. 193.7 sq. metres (2084.8 sq. feet)

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

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.