



Old Road, Holme on Spalding Moor, York, YO43 4AB

• No Onward Chain • A separate piece of land that can be accessed via a lane at the rear • A beautifully presented period home that was previously the Old Post House • Living room with a log burner • Formal dining room • Garden room • Kitchen & separate utility room • Three double bedrooms & a family bathroom. En-suite w/c and hand basin • Fully enclosed rear garden with a garden shed, sauna, raised decking & lawn • EPC = C

Guide Price £315,000

The Old Post House is an attractive double fronted period property boasting three double bedrooms, multiple reception rooms and an abundance of outdoor space. The property is located just off Holme Upon Spalding Moor's main street, so if you like the idea of being close to amenities then you will not be disappointed. This lovely home is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything it has to offer.

On entering you will see stairs leading to the first floor and doors off to all sides. On the right you will find the living room which has a bay window to the front and a log burner with a slate hearth and marble surround at its centre, a lovely addition especially in the colder winter months. The dining room is located on the opposite side of the hallway and again benefits from a bay window to the front, whilst a set of double doors open into the garden room at the rear.

The garden room is the most recent addition, providing the perfect place to sit and enjoy the sun in the summer months. There is an archway that leads to the kitchen and a set of double doors which open to the rear garden. The kitchen has been fitted with an L shaped worktop that incorporates a stainless steel sink with drainer, an abundance of storage units and a central island which doubles up as a breakfast bar. There is a range cooker with a 7 ring gas hob over and space for an American style fridge/freezer. A separate utility cupboard with a dishwasher and washing machine can be found at the rear of the property, whilst a family bathroom comprising bath, corner shower, low level w/c, pedestal hand basin and chrome heated towel rail is immediately adjacent.

There are two separate areas to the first floor which are accessed via two staircases. The first set of stairs can be found in the kitchen and leads to a large double bedroom with two Velux roof lights, exposed beams and storage within the eaves. The main staircase is in the hallway and leads to two substantial bedrooms, both of which have a full wall of built in wardrobes, whilst the master also has an en-suite comprising w/c and hand basin.

The rear garden has a raised timber decking area, lawn, a brick wall which surrounds the entire garden providing privacy, a set of double gates for vehicle access, a timber storage shed, a sauna and a third shed which has been used as a gym. The front garden has been planted with a range of mature shrubs and is enclosed by a brick wall with cast iron fencing over and a gate at its centre. At the rear of the property you will find a lane which leads to an extra piece of land which is extremely versatile and could be utilised for a variety of purposes such as an allotment, a play area for children or for keeping animals such as chickens.

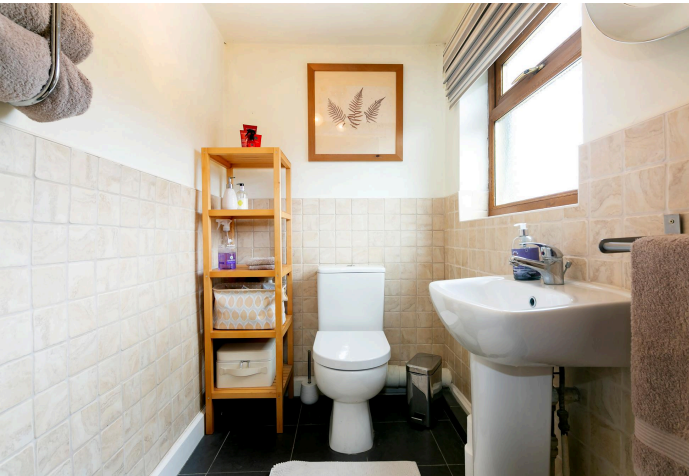




AN ATTRACTIVE PERIOD HOME OOZING CHARACTER & CHARM



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			
		72	83

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 C

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Old Road, Holme-on-spalding-Moor, York, YO43 4AB
Reference: 1807



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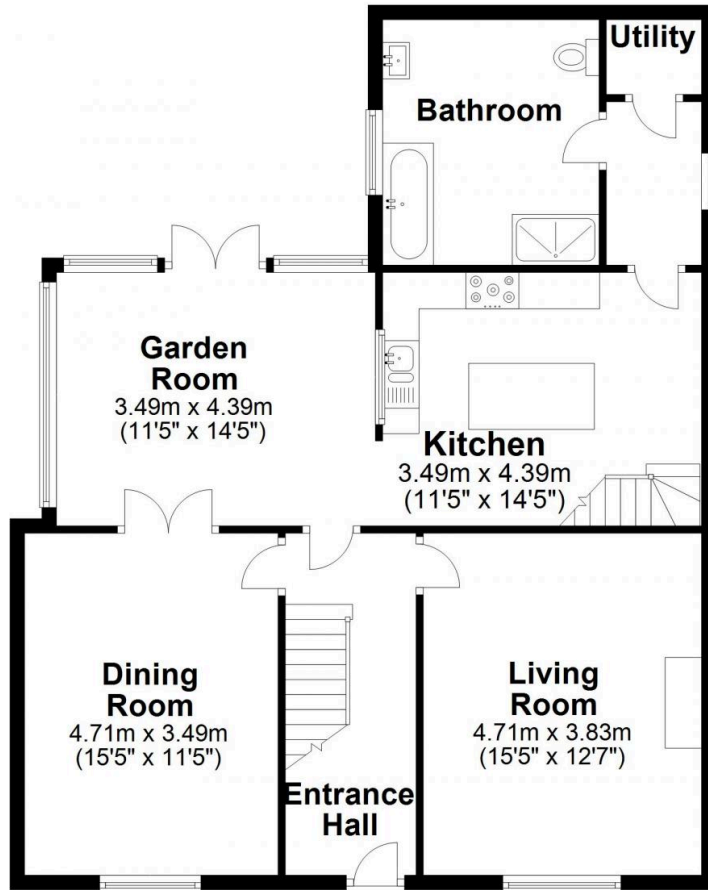


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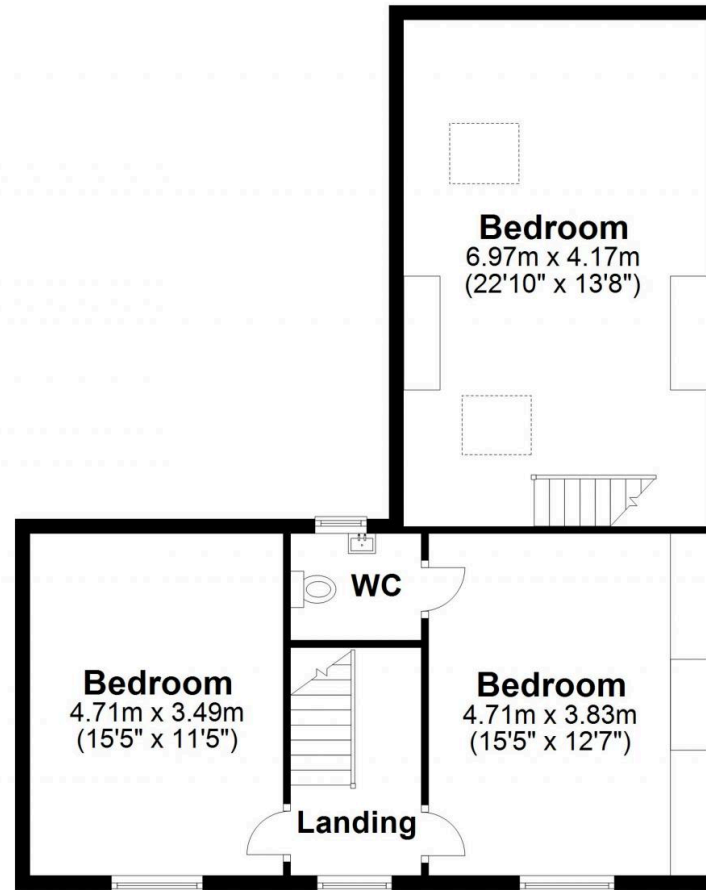
Ground Floor

Approx. 91.1 sq. metres (980.1 sq. feet)



First Floor

Approx. 73.4 sq. metres (790.0 sq. feet)



Total area: approx. 164.5 sq. metres (1770.1 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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