



**Spenn Lane, Holme on Spalding Moor, York, YO43 4AQ**

- A beautifully presented period family home • Kitchen with a range of fitted appliances and storage. Utility area & w/c
- Living room with a feature fireplace • 2nd reception room with a stunning bay window • Garden room • Three large double bedrooms with built in storage • Contemporary family bathroom • Fully enclosed garden, two patio seating areas and lawn • Substantial garage with a workshop. Gated off street parking • EPC = E

## Guide Price £450,000

The Old Station House is a truly impressive and imposing period property dating back to the mid 19<sup>th</sup> century. This lovely home is extremely versatile as it not only provides well-proportioned living accommodation but benefits from manicured gardens and a substantial garage that has a workshop within. This attractive home has not been seen on the market for a number of years, so a viewing is highly advised to fully appreciate everything that it has to offer.

On entering you find yourself in a good sized hallway with two doors at the far end which open to a w/c and a utility room, whilst a door on the right opens to the garage and a door on the left the kitchen.

The kitchen has been fitted with an L shaped worktop that incorporates a ceramic sink with drainer, a Rangemaster cooker with a five ring hob over, a dishwasher and various storage cupboards. There is a space for additional white goods and a breakfast table with chairs. Moving through you find yourself in a substantial living room which benefits from an impressive fireplace at one end that has space for a log burner to be fitted. The log burner that is in situ is only decorative and cannot be used. There is a door at the rear that opens to the garden whilst sliding doors to the front open to the dining area which is perfect for entertaining guests.

A door in the far corner of the living room opens into the second reception room which has dual aspect windows, one of which is an attractive bay window. There is original coving within this room and a cast iron fireplace with a stone hearth at its centre. A second door to the other side of the log burner in the living room opens to a hallway with stairs leading to the first floor.

There are three large double bedrooms to the first floor, all of which have built in storage. The family bathroom is extremely stylish and modern as its has been fitted with an egg shaped bath, walk in double shower with rainfall shower head, low level w/c, hand basin with storage below and a heated towel.

Externally the garden is fully enclosed by a timber fence and mature hedges making it not only extremely secure but private. The vendor has planted the front garden with a variety of mature shrubs and trees which includes a magnolia. There is a patio seating area immediately adjacent to the garden room which provides the perfect place to sit out and enjoy the sun in the summer months. To the side you will find two raised vegetable plots and an old railway waggon frame which provides a secondary seating area. The rear garden is mainly laid to lawn with a path that runs around its edge and benefits from a raised patio seating area. The garage is substantial as you can not only park multiple cars within but there is also space for a large workshop. The garage benefits from an electric door and an electric car charging point. Above the garage is a fully boarded storage area. The drive provides space for multiple cars and is secured by timber gates.





**A STUNNING PERIOD HOME WITH ATTRACTIVE GARDENS AND AN EXTENSIVE GARAGE**



**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**



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			
		51	73

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

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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: 1 Spen Lane, Holme on Spalding Moor, York, YO43 4AQ  
Reference: 1842



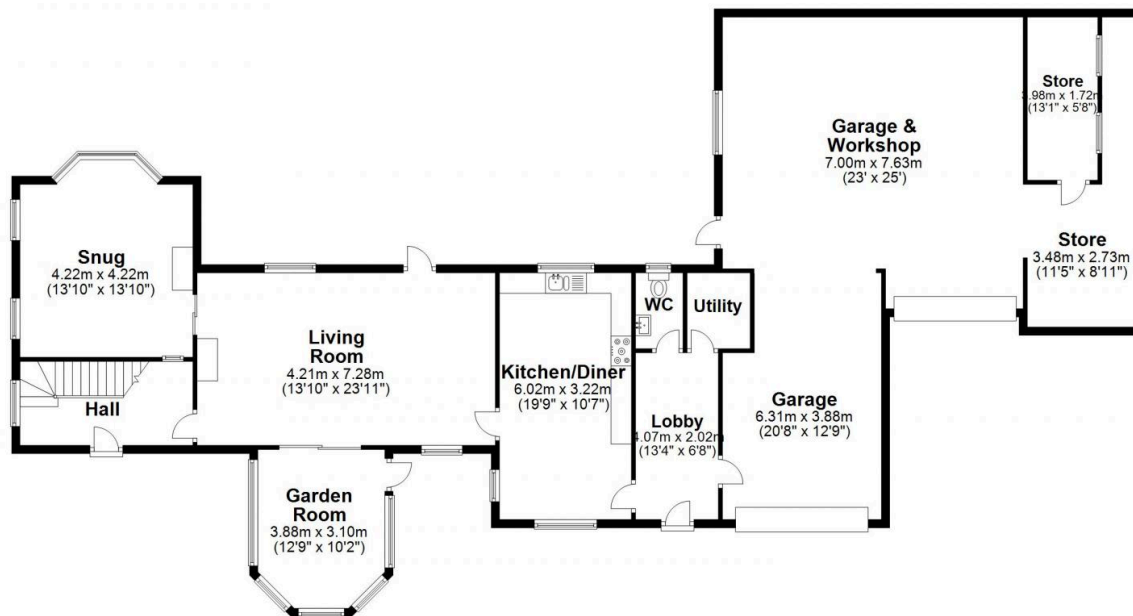
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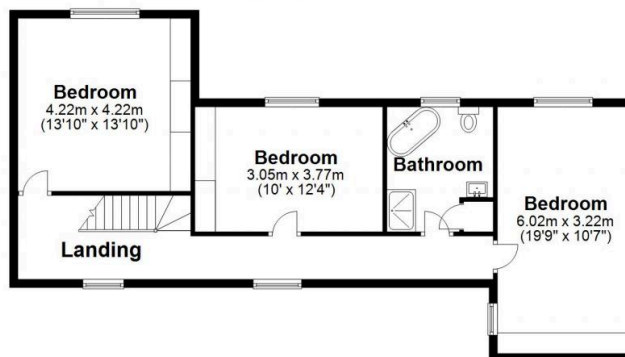
Offices in York, Pocklington and Market Weighton

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**Ground Floor**  
Approx. 196.5 sq. metres (2115.6 sq. feet)



**First Floor**  
Approx. 77.8 sq. metres (837.0 sq. feet)



Total area: approx. 274.3 sq. metres (2952.5 sq. feet)

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

**1 Spen Lane**

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