



Brookburn House, Spen Lane, Holme on Spalding Moor, YO43 4AQ

• Modern detached house • Entrance hall • Sitting room • Kitchen with family and dining area • Cloakroom • Master bedroom with en suite • Two further double bedrooms, one of which with fitted wardrobes • Family bathroom • Front and rear gardens, single integral garage • uPVC double glazing and gas central heating EPC = B

Guide Price £283,000

Situated on the edge of the village, off Station Lane is this gorgeous three-bedroom detached house built in 2019.

The entrance opens into the sitting room. Driftwood effect tiled flooring and underfloor heating is laid throughout the ground floor.

The inner hall has stairs to the first floor and door to cloakroom with WC and wall basin. To the rear is the fantastic kitchen and family dining area. A pantry cupboard provides ample discreet storage.

The kitchen benefits from shaker style wall and base units, and granite worksurfaces, the vendor as cleverly added additional units to provide more storage and work surfaces, maximising the space well. There is a Neff hide and slide double oven and microwave oven above, ceramic hob and extractor over, integrated fridge freezer and dishwasher. French doors open onto the rear garden.

To the first floor there are three double bedrooms, with the master having en-suite shower room with WC, hand basin in vanity unit and shower enclosure. Two of the bedrooms also have fitted wardrobes with part mirrored fronts offering plenty of storage. The family bathroom has a p shaped panelled bath with shower over and shower screen, WC, hand basin in a vanity unit with mirror over and chrome ladder towel warmer. The flooring throughout the first floor is a luxury vinyl in a modern grey palate.

Outside there is a fully enclosed rear garden with patio seating area, lawn garden and views over the paddock beyond. There is an outside water tap with both hot and cold water, ideal if you have dogs you want to wash after long walks in the neighbouring countryside.

To the front of the house is a tarmac driveway with parking for two vehicles leading to the integral single garage with electric remote operated door. There is also plumbing for the washing machine in the garage, with hand storage unit and granite worksurfaces over the appliance.

The property benefits from underfloor heating throughout the ground floor, oak doors, and individual room temperature controls.

To appreciate the good sized accommodation and fantastic presentation on offer, we highly recommend an early viewing.





Immaculately presented detached house with open views to rear



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		93
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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:
Reference: 1555



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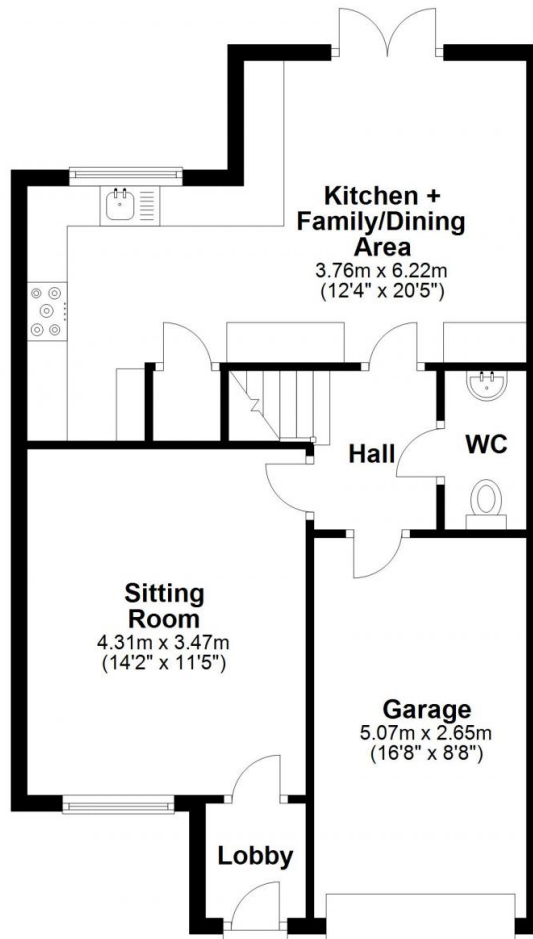


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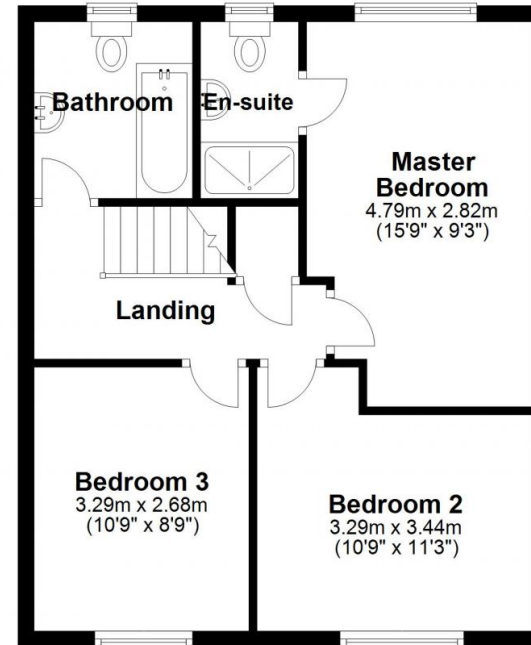
Ground Floor

Approx. 59.6 sq. metres (641.9 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Total area: approx. 102.7 sq. metres (1105.7 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

Plot 3

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