



HUNTERS[®]
HERE TO GET *you* THERE

65 Moor End, Holme-On-Spalding-Moor, York, YO43 4DR

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Offers In Excess Of £225,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this three bedroom semi detached house situated within the popular village of Holme In Spalding Moor. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises entrance hall, bedroom one with fitted wardrobes, kitchen, dining room, utility room, reception room and bathroom to the ground floor. To the first floor are two further double bedrooms and a toilet/hand basin. To the front of the property there is parking for several vehicles along with a garden laid to lawn. A gate gives access to the side of the property leading to a low maintenance rear garden with patio area and open countryside views. Viewing comes highly recommended to appreciate the accommodation on offer.

LOCATION

The property is situated within the popular village of Holme Upon Spalding Moor which has a variety of amenities on offer including several convenience stores, hardware shop, coffee shops, pubs, restaurants, takeaways, a well known baker and butcher, an GP surgery and a pharmacy, garages and a bowls shop plus others. The Village Hall is a hub offering fitness classes, a social club and is used by many groups offering everything from Whist to Keep fit and the biannual pantomime. There is a bowling club and a History Society.

The village is ideal for commuters as is only approximately 21 miles from York and Hull and approx. 40 miles to Leeds, it is 8 miles from the M62 plus there are mainline stations at Howden and Brough and the village is served by a bus to York and Market Weighton plus local groups run other services.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

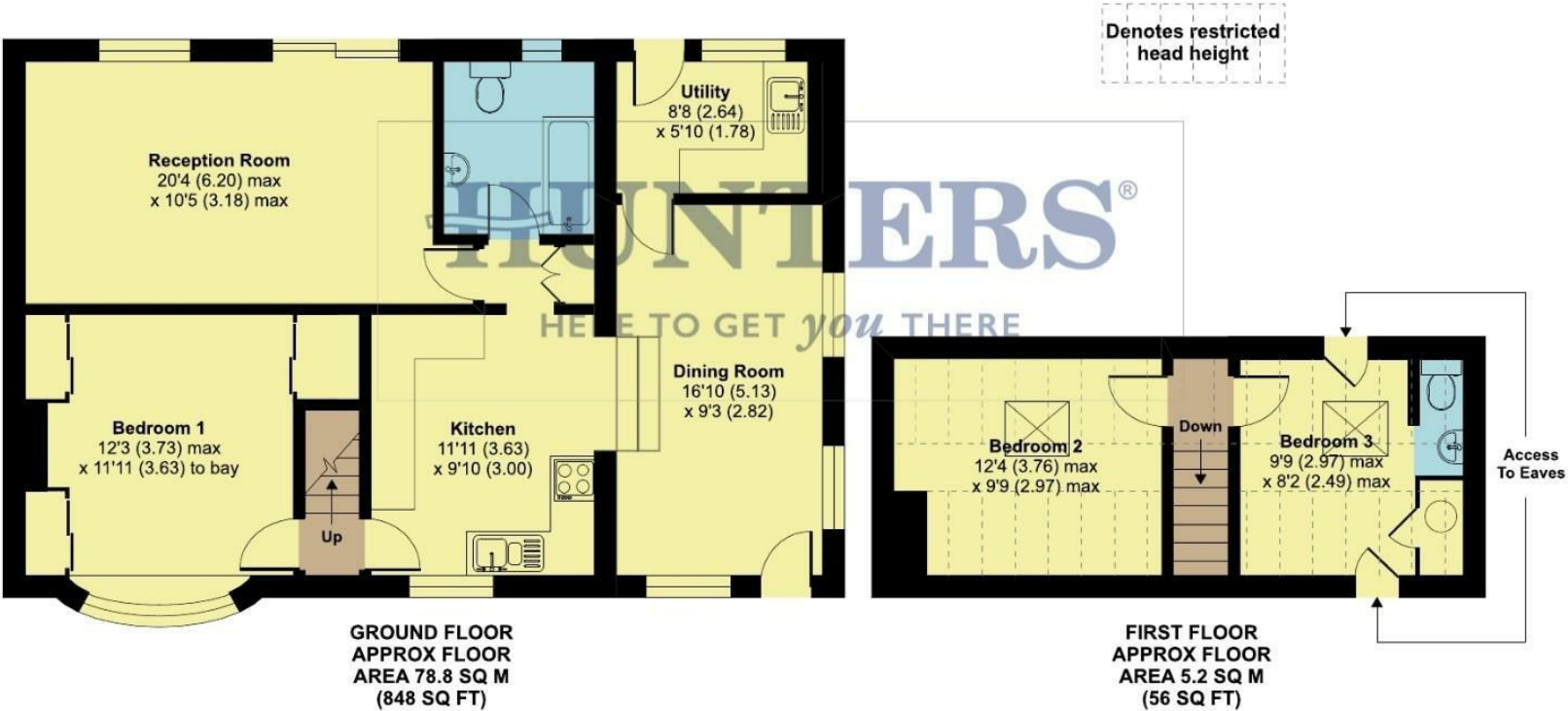
EPC Rating : E

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Approximate Area = 904 sq ft / 84 sq m
Limited Use Area(s) = 192 sq ft / 17.8 sq m
Total = 1096 sq ft / 101.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Hunters Property Group. REF: 1371788



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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 & Wales		
EU Directive 2002/91/EC		



