



## Sandholes, Holme-On-Spalding-Moor, York, YO43 4DU

- GENEROUS PLOT
- SECLUDED POSITION
- ANNEXE POTENTIAL
- BEAUTIFULLY PRESENTED
- AMPLE PARKING
- POPULAR VILLAGE LOCATION

**£475,000**



# Sandholes, Holme-On-Spalding-Moor, York, YO43 4DU

## DESCRIPTION

A beautifully presented cottage in a secluded position with substantial gardens on the outskirts of the popular village of Holme on Spalding Moor.

Upon entering the property you have an entrance hall with stairs leading to the first floor. The lounge is located to the front of the property, a large window allows in plenty of light and the exposed beams and brick fireplace all add to the charm of the room.

The second reception room is currently used as a dining room, again with fireplace and exposed beams.

The kitchen consists of a range of base and wall units with built in appliances and a useful downstairs storage cupboard.

Beyond the kitchen you have a utility room with space and plumbing for washing machine and tumble drier, there is a shower room just off the utility and an external door leading to the garden.

The ground floor is completed by two further reception rooms, currently set up as a fourth bedroom with additional living room off it, enjoying views of the rear garden. The rear of the property offers potential to be used as a self-contained annexe if required.

To the first floor you have three bedrooms and the family bathroom with sink, W.C and bath with shower over.

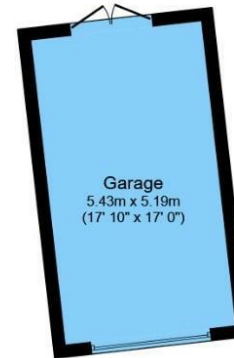
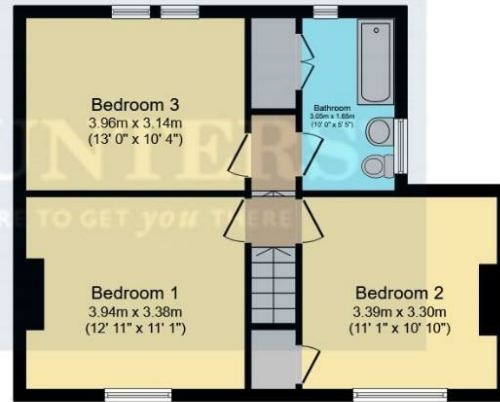
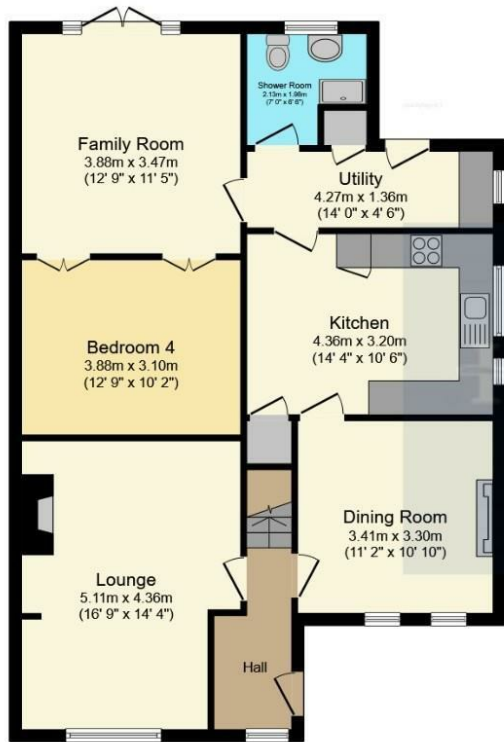
Externally the property sits within a generous plot offering a large lawned garden with mature trees and patio seating areas. There is a gravelled driveway providing parking for multiple vehicles and double garage that is currently used as a home gym. In addition to this you have an additional, metal, storage shed.

The property is accessed via a private road providing access to just four properties, Orchard cottage being one of two at the end. The property also has an additional plot of land off the driveway, currently unused but offering potential for a variety of uses.

Viewing of this property is highly recommended to truly appreciate all it has to offer.







**Ground Floor**

**First Floor**

**Garage**

Total floor area 156.3 m<sup>2</sup> (1,682 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

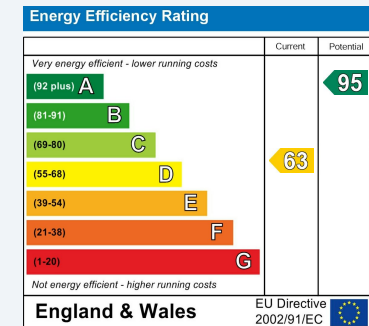
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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