



Holme Close, Holme-On-Spalding-Moor, York, YO43 4ET

- WELL PRESENTED
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- GENEROUS GARDENS
- COUNCIL TAX BAND C
- CUL-DE-SAC LOCATION
- GARAGE
- NO ONWARD CHAIN
- EPC RATING D

£280,000



Holme Close, Holme-On-Spalding-Moor, York, YO43 4ET

DESCRIPTION

A well-presented, two bedroom bungalow sitting on a generous plot at the end of a peaceful Cul-De-Sac.

Upon entering the property you have an entrance porch which leads through to the hallway.

There is a bright and airy living room, filled with natural light from windows to two aspects, a gas fire with remote starter switch set in a feature fireplace creates a focal point to the room.

The modern kitchen enjoys a range of base and wall units, integrated eye level oven and space and plumbing for free standing white goods.

Beyond the kitchen you have a sunroom, ideal as a second sitting room or dining room, which has doors leading out to the rear garden.

The property has two double bedrooms, each with fitted wardrobes and a modern shower room with sink, W.C and large shower cubicle.

Externally there is a large, lawned front garden with a driveway providing off street parking for multiple vehicles. The driveway leads down to the side of the bungalow to the detached garage which benefits from electric door, external tap, power and light. there is also power & light in the external brick built store.

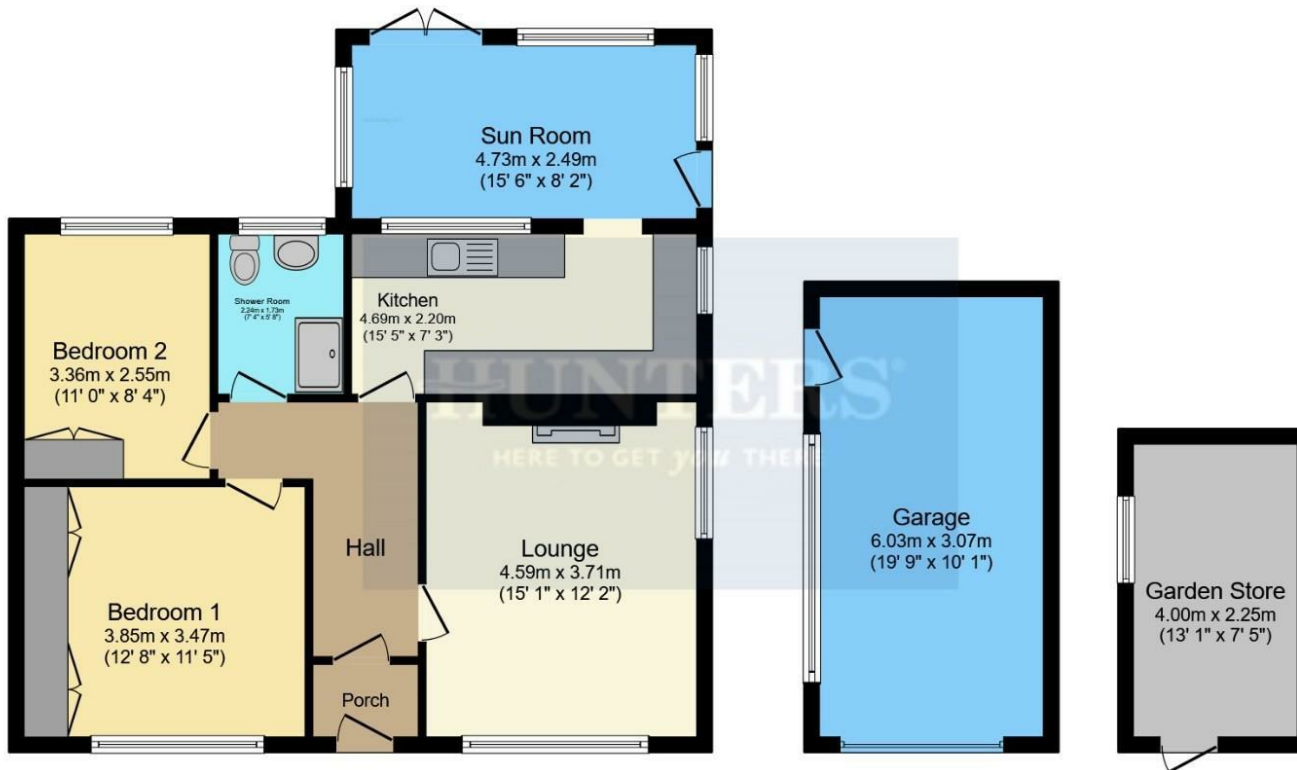
The stunning rear garden is largely laid to lawn with well established borders and various patio areas, there is also a brick built store, useful as is but also offering potential for conversion to a home office or garden room if desired.

Holme Close is a quiet cul-de-sac in the popular village of Holme on Spalding Moor which offers a wealth of amenities including a primary school, shops, doctors surgery and public house. It is also conveniently placed for access to Market Weighton, Beverley and Pocklington as well as the motorway network.

This property is offered for sale with no onward chain and viewing is highly recommended to truly appreciate all it has to offer.







Floor Plan

Outbuilding

Total floor area 103.3 m² (1,111 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

Viewings

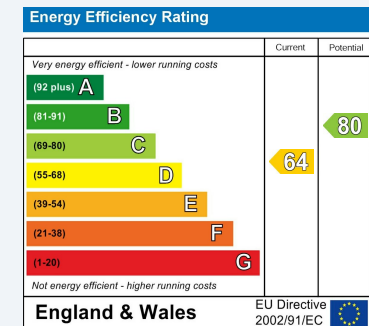
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com <https://www.hunters.com>

