



61b Moor End, Holme-On-Spalding-Moor

£425,000

- Newly Built Family Home
- Superb Kitchen Dining Room
- 4 Bedrooms (En-Suite to Principal Bed)
- Luxury Interior Design
- Ground Floor Shower/wc
- Family Bathroom/wc
- Good Sized Lounge
- Utility Room
- Integral Garage

61b Moor End - one of two, exceptional new built family home, showcasing a luxury interior design and accommodation extending to over 1,348 sq. ft.

The architects and developers brief was to create a contemporary family home which they have delivered. The property enjoys 1,348 square foot of internal living space, with an integral single garage and generous outdoor space. High quality internal accommodation was the sole focus, with uncompromised specification and attention to detail.

Distinctive from other developments and new homes, these two new builds enjoy extensive outdoor space with a large frontage and private rear gardens with outstanding rural views to the rear. The internal layout provides generous, flowing accommodation, enjoying a family room and a more formal room, with four well-proportioned double bedrooms and luxury house bathroom to the first floor.

The internal living is entered through a uPVC composite front door into a welcoming entrance hallway. Positioned off the hallway is a ground floor shower room, comprising a corner shower, vanity hand wash basin and low flush wc. The delightful choice of tiling contrasts well with the oak effect flooring. There is a grey radiator, recessed spotlight and opaque double glazed window to the front elevation.

One of the most noticeable upgrades in the specification is the turned glass balustrade staircase, built with a solid oak frame which adds to the luxury feeling throughout. Underneath the stairs is a generous sized L shaped cupboard, perfect for additional storage.

Located to the front of the property is a cosy yet spacious lounge with a bay fronted window and a wall mounted electric flame effect fire operated via a remote control.

The bulk of the ground floor accommodation is made up of an open plan living kitchen area to the rear of the property. The kitchen was carefully chosen by the developer to encourage a contemporary finish and comes complete with a number of integral appliances. The units are all soft close and predominantly dark blue with quartz work surfaces over and a breakfast bar to the left hand side. The integral appliances include a fridge, freezer, oven and grill, dishwasher and induction hob with extractor hood above.

Adjacent to the kitchen is an open living space which has been designed so that this area can be occupied as a dining space, with French doors to the rear elevation. The ground floor accommodation is completed by a utility room, having provision in place for laundry facilities and a secondary rear door access into the garden. This room also has the space to be used for a range of purposes depending on the individual(s) requirements, perhaps a home office.

To the first floor, a split-level landing gives access to four well proportioned double bedrooms, all benefiting from a double glazed window, TV aerial point and central heating radiator. The principal bedroom is positioned to the front and is complemented by a stunning and elegant en-suite, designed with luxury sanitary wear. Of particular note, bedroom two, also positioned to the front elevation, enjoys a walk in wardrobe area.

The bathroom is undoubtedly a key selling point of the home, offering a perfect blend of elegance and functionality. Its design and finish create a sense of luxury, playing a pivotal role in enhancing the first floor accommodation. There is stunning surrounding marble effect tiling, with a bath and shower attachment, positioned centrally within the room. To finish, there is an opaque double glazed window to the front, vanity hand wash basin, low flush wc and chrome heated towel rail.

Externally, the property will be found along Moor End and in turns leads onto a substantial gravelled driveway providing off street parking for several motor vehicles. Fenced to the right hand side and lined with laurel trees to the left, the boundaries are clearly defined. A path runs alongside the right elevation leading through to the rear garden. The integral garage is manually operated and has power and electric installed inside.

The rear garden is predominantly laid to lawn and enclosed to all three sides by fenced and brick boundaries. There is an extended patio area immediately from the property. The views and backdrop over the Yorkshire Wolds are beautiful and can be admired from every rear window of the property.

The property benefits from the connection of all mains services, double glazed windows and a high specification throughout.

Holme on Spalding Moor is a highly desirable area, situated approximately 6.5 miles north-east of Howden town centre which has a vibrant selection of independent and supermarket shops, restaurants and café-deli's. There is a primary school in the village, a bakery, shops and pubs along with a popular Howden primary. Secondary schools are close by with further well renowned schools locally, including Read Private School and Selby High School and St Peters.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed in the area

EPC Rating: 84 (B)

Council Tax: East Riding of Yorkshire TBC

Current Planning Permission: No current valid planning permissions

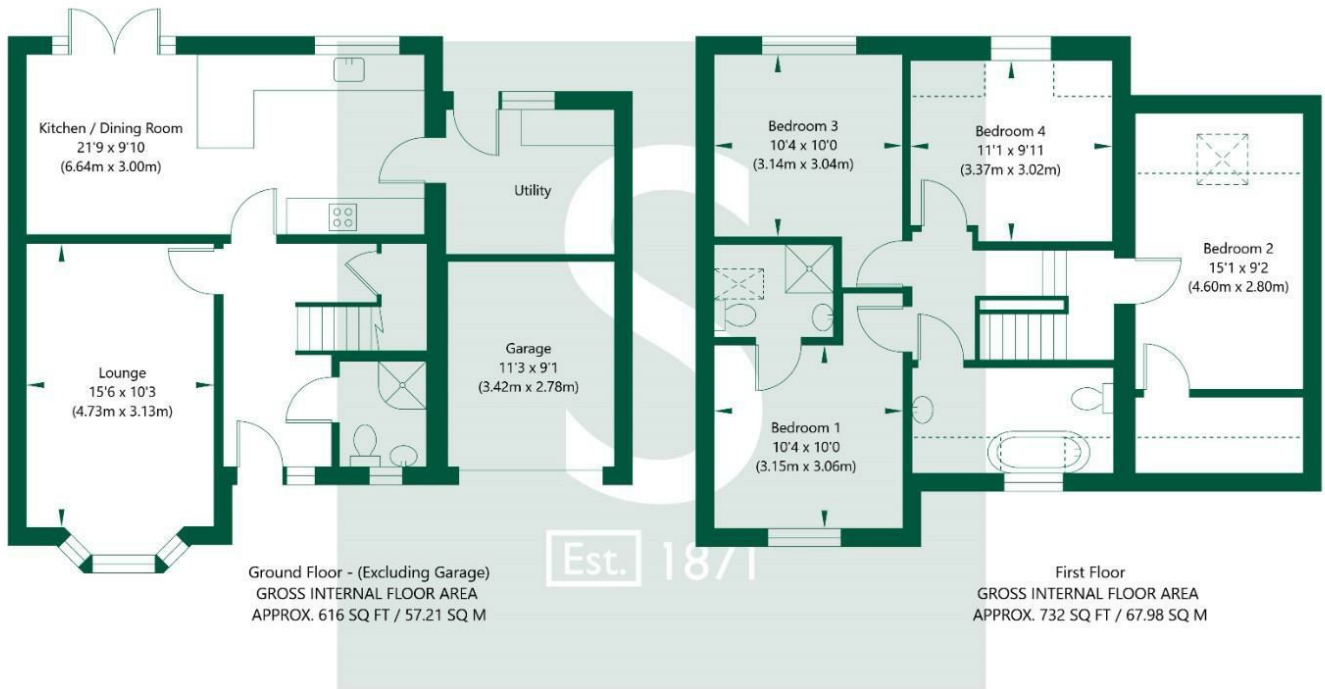
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.

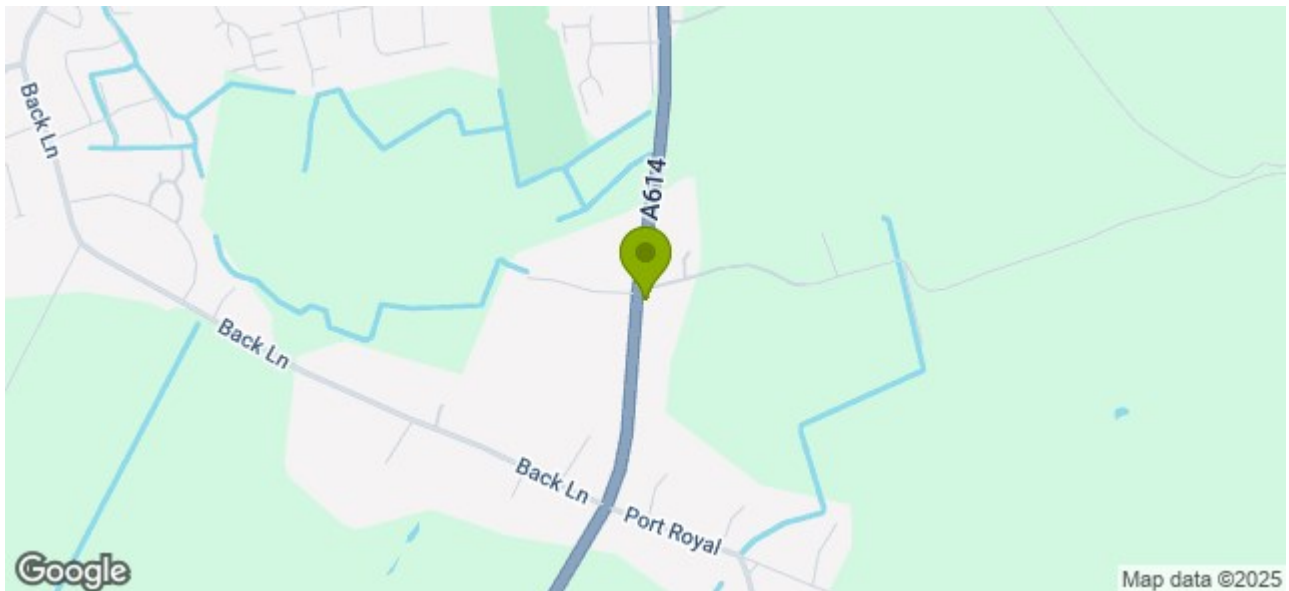




Moor End, Holme on Spalding Moor, YO43 4DR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1348 SQ FT / 125.19 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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