



**Old Road, Holme On Spalding Moor, York, YO43 4AD**



- No Onward Chain • A nicely presented family home in a popular village location • 16 solar panels & battery storage • Living room with a bay window and space for a gas fire • Dining room & conservatory • Kitchen with a range of appliances • Three double bedrooms, one with built in storage and an en-suite • Family bathroom • Stunning gardens, garage & a drive • EPC = B

## Guide Price £289,950

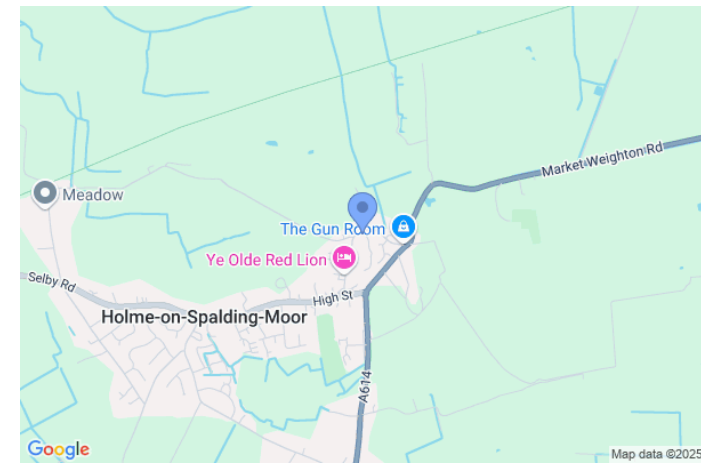
If you are looking for your next family home, like the idea of being a part of a village community and want a property that is energy efficient, then look no further as this three bedroom detached property ticks all the boxes. The property has been fitted with 16 solar panels that benefit from an export tariff of circa 15p per kWh, whilst a Tesla powerwall battery with 13.5 KWH storage can be found within the property. This lovely home is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you will see stairs rising to the first floor and doors off to the side. The first opens into the living room which benefits from a bay window to the front and a fireplace at its centre. There is an archway to the rear that leads into a good sized dining room which in turn gives access to a conservatory with doors out to the rear garden. The kitchen is accessed via a door from the hallway which is immediately adjacent to a cloakroom with a w/c and hand basin.

The kitchen has been fitted with a U shaped worktop that incorporates a stainless steel sink with drainer, a four ring electric hob, double oven, under counter fridge and a dishwasher. In addition, there are various storage units and a door that gives access to the integrated garage. The garage has been used to house various white goods, shelving, has a door to the rear garden and sliding door to the front.

To the first floor there are three good sized double bedrooms, the master benefitting from built in storage and an en-suite comprising handbasin with storage below, corner shower and a low level w/c. There is a family bathroom comprising bath with shower attachment, pedestal hand basin and a w/c. The loft has been boarded and has lighting.

Externally the rear garden is mature and deceptively spacious. The garden has been planted with a variety of mature trees, shrubs and colourful flowers. There are two paved areas that are connected by a gravelled path that runs through the heart of the garden. In addition, there is timber decked seating area with grape vines over, a small pond, greenhouse and vegetable growing beds. Timber fencing can be found to all sides making it extremely secure, perfect if you have young children or pets. To the front there is a raised gravelled area, a mature hedge, a path and a driveway that provides off street parking.







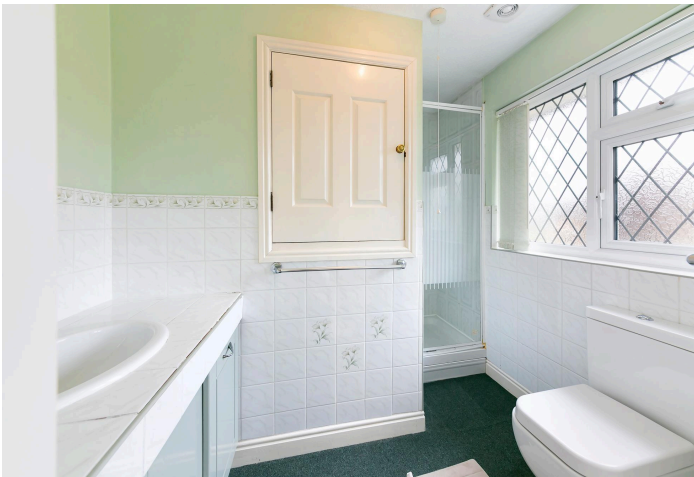
**A FAMILY HOME WITH STUNNING GARDENS AND NO ONWARD CHAIN**





**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address:  
Reference: 1691

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services

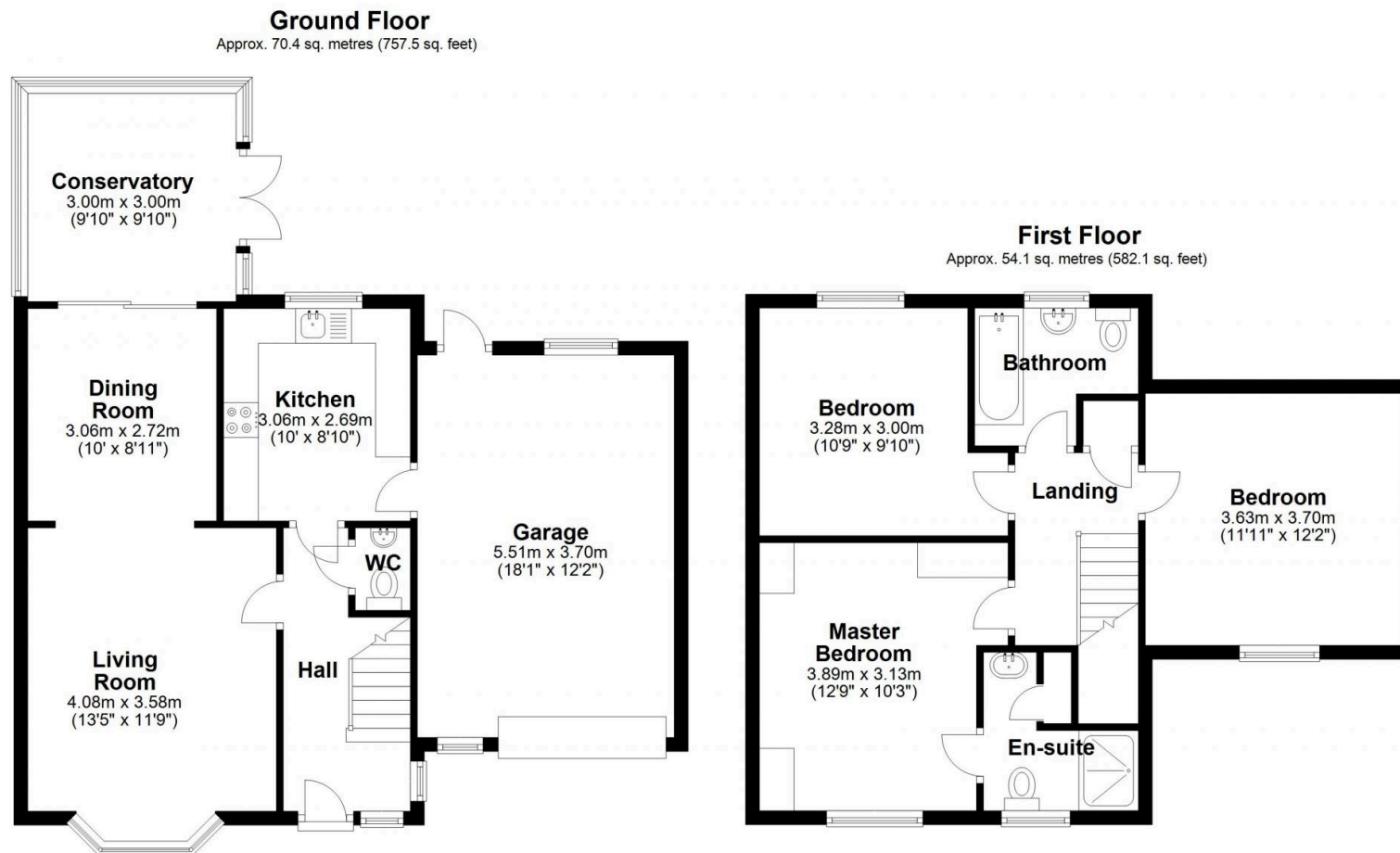


rmenglish.co.uk



Offices in **York, Pocklington and Market Weighton**

**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**



Total area: approx. 124.5 sq. metres (1339.6 sq. feet)

The total SqFt shown can include Garages & Outbuildings.  
Plan produced using PlanUp.

**30 Old Road**

#### Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.