



**Sands Lane, Holme on Spalding Moor, York, YO43 4EX**



- A beautifully presented property in a popular location • Living room with a gas fire • A second reception room which could be used for a variety of purposes • Kitchen with a range of appliances and numerous storage units • Formal dining room • Three double bedrooms • Family bathroom and separate shower room • Fully enclosed rear garden. • Detached garage with further off street parking available on the drive • EPC = E

## Guide Price £335,000

If you are looking for a beautifully presented bungalow that is deceptively spacious, then look no further as this lovely property could be perfect for you. The current vendors have maintained the property to a high standard, so if you are looking to move in without the need to carry out any initial work, then this will surely appeal. The village itself boasts a number of amenities including shops, a butcher, baker, pub and various takeaways. Bungalows within this particular location are extremely popular so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering, you will first find yourself in a good-sized porch which would be ideal as a boot room. Beyond you will see stairs rising to the first floor and a hallway with various doors off. The first door on the right opens into the living room which benefits from a gas fire with a stone hearth and a timber surround, the perfect addition especially in the colder winter months. A second reception room can be found across the hall which has solid wood flooring and could be used for various purposes.

The kitchen is located in the back right hand corner of the property and has been fitted with two solid wood worktops, one incorporates a Belfast sink, the other a four ring gas hob. There is a double oven, undercounter fridge, various storage cupboards, a pantry cupboard with space for a washing machine and a door that opens to the drive at the side. The dining room is a good size and benefits from a set of double doors that open to the rear garden. There is a double bedroom on the ground floor with solid wood flooring, whilst a bathroom comprising bath with shower over, pedestal hand basin and w/c completes the ground floor.

To the first floor there are two further double bedrooms, one of which has a full wall of fitted wardrobes. A shower room comprising corner shower, pedestal hand basin and w/c completes the internal accommodation.

Externally the rear garden is primarily laid to lawn with borders of mature trees and shrubs. There a timber fence that encloses the garden making it secure, perfect if you have young children or pets. There is a patio seating area and a pergola behind the garage. The front garden is again laid to lawn with a variety of mature shrubs to the borders. A drive provides off street parking and leads to the detached garage.







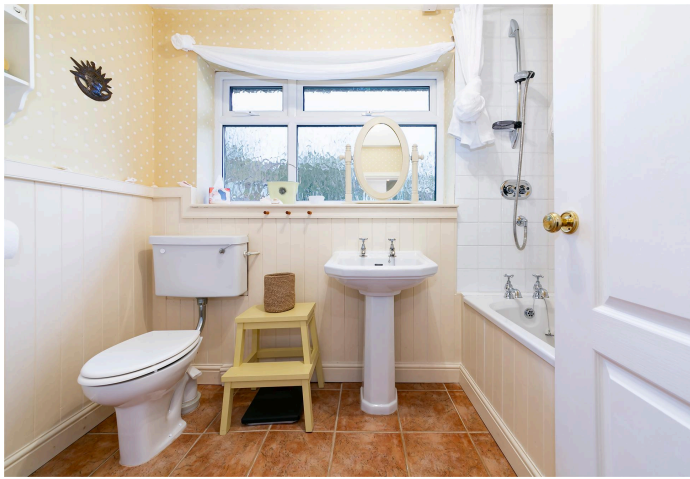
**A BEAUTIFULLY PRESENTED FAMILY HOME IN A POPULAR LOCATION**





**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	<b>75</b>

Address: Sands Lane, Holme on Spalding Moor, York, YO43 4EX  
Reference: 2043

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	<b>0</b>

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services

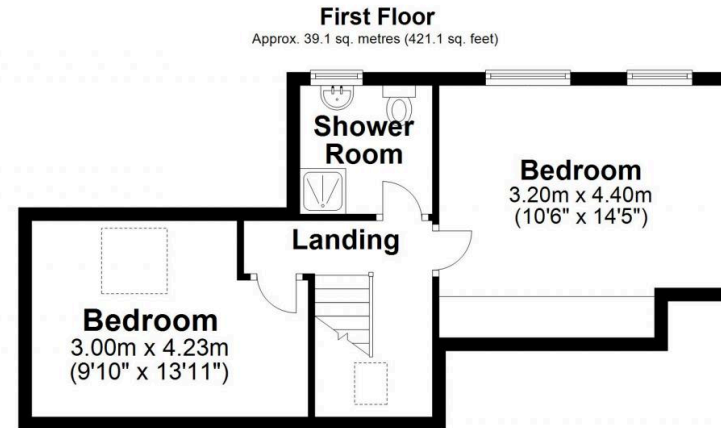
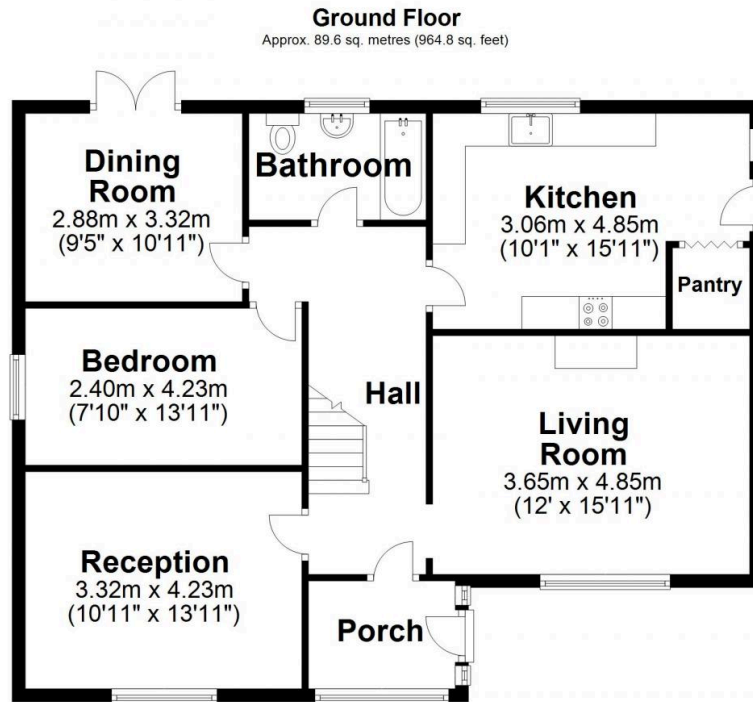


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**Total area: approx. 128.7 sq. metres (1385.8 sq. feet)**

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled.  
Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.  
Plan made with PlanUp  
Plan produced using PlanUp.

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