

RM  
English



**1 Paddock Court, Holme-on-spalding-Moor, York, YO43 4AH**



- Located close to local amenities • Well presented throughout • Kitchen diner with adjacent utility room • Spacious living room • Three double bedrooms • Family bathroom and two en suites • Large south facing garden • Double garage • Allocated parking space • EPC = C

## Guide Price £395,000

Welcome to Belle Reve. An immaculately presented three bedroom detached property located in a bespoke development of three houses, close to local amenities. Holme On Spalding Moor is a well serviced village in the heart of East Yorkshire, conveniently situated just a short drive from the popular market towns of Pocklington and Market Weighton. A viewing is highly recommended to fully appreciate all that this property has to offer.

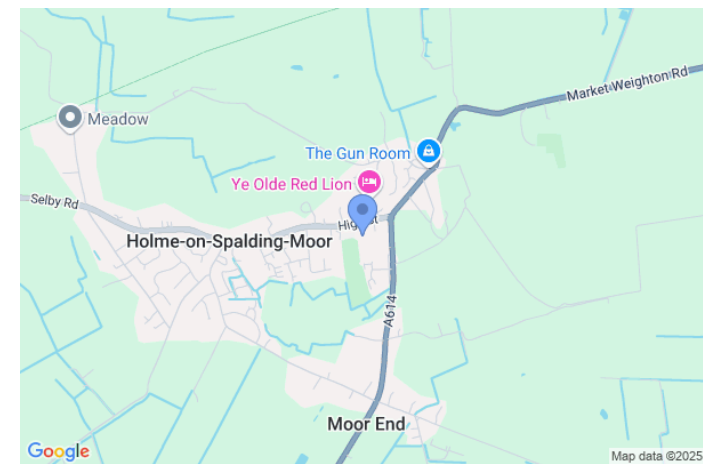
As you enter the property you find yourself in a spacious entrance hall with plenty of space for storing coats and shoes. To your right is the downstairs toilet, comprising a low level w/c and hand basin.

The kitchen follows and provides space for a dining table and chairs. An L-shaped worktop comprises an electric oven, gas hob, stainless steel sink with drainer and dishwasher. Ample storage can be found above and below the work surface whilst there is also space for an American style fridge freezer.

A large living room completes the ground floor. With an electric fire to its centre and two sets of double doors opening onto the garden, this room provides the perfect space for all of the family to relax in and enjoy.

Upstairs there are three good sized double bedrooms and a family bathroom. The master bedroom benefits from full length fitted wardrobes and an ensuite comprising a walk in shower, w/c and hand basin. The second bedroom also boasts an ensuite, comprising a shower, w/c and hand basin. The house bathroom completes the first floor and comprises a bath, w/c and hand basin.

Externally there is a large, enclosed, south facing rear garden with a patio seating area, perfect for entertaining during the warmer summer months. Additionally, there is a double garage with up and over doors, and an allocated parking space.







**LARGE SOUTH FACING GARDEN**





**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: [01759 303202](tel:01759303202) **





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		
	74	81
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		
	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		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services

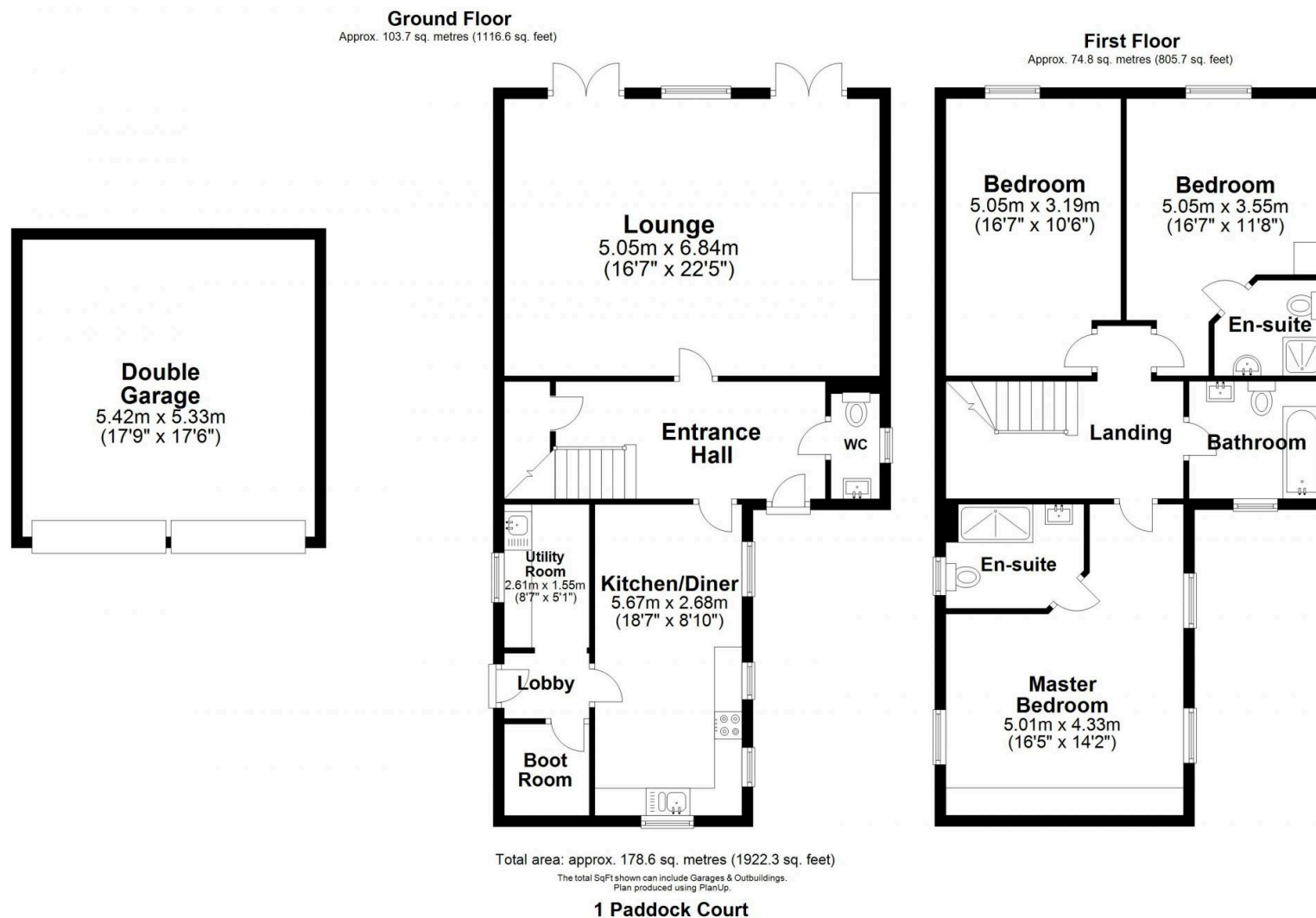


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Offices in **York, Pocklington and Market Weighton**

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



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