



17 The Rowans, Holme on Spalding Moor, YO43 4EQ

• Well presented six bedroom detached property • Large plot • Kitchen diner with adjacent utility room • Spacious living room • Dining room • Six bedrooms and three bathrooms • Private garden with patio seating area • Double garage • Off street parking for multiple cars • EPC = F

Guide Price £495,000

Nestled away on a fantastic plot in the corner of a quiet cul de sac is this well presented six bedroom detached property. Ideal for family life due to the abundance of space inside and out, an early viewing is highly advised to appreciate all that this property has to offer.

As you enter the property you find yourself in the porch, which provides plenty of space for storing coats and shoes. A spacious hallway follows, with stairs to the bedrooms to your left and the living room to your right. The living room houses a gas fire and is flooded with natural light thanks to the dual aspect windows, making it the perfect space for the family to relax in and enjoy all year round. The dining room follows and here there is space for a large dining table with chairs. Access into the garden and onto the patio seating area is provided via a rear door.

Across the hall you will find a beautiful open plan kitchen/diner. The kitchen comprises an island with a breakfast bar and storage below, an L-shaped worktop with more storage above and below as well as integrated appliances including an electric AEG oven, 5 ring gas AEG hob, sink with drainer and a Whirlpool dishwasher. The kitchen also provides room for an American style fridge freezer with storage on either side and a wine rack above, whilst an additional worktop and a pantry cupboard provides even more storage. The dining space offers room for a dining table with chairs and provides access onto the patio seating area in the rear garden.

Adjacent to the kitchen lies a useful utility room which houses a worktop with storage above and below as well as a sink with drainer. Further storage space can be found here, ideal for coats and shoes. A downstairs w/c completes the ground floor and comprises a low level w/c, basin and chrome towel rail.

Upstairs there are six bedrooms situated around an open, gallery style landing with a dressing area and built in wardrobes.

The master bedroom is complete with full length fitted wardrobes as well as an en suite comprising a double sink unit with storage below, low level w/c, two chrome heated towel rails and a walk in shower. Four more double bedrooms follow, one of which is currently being used as an office. The second bedroom benefits from an en suite comprising a walk in shower, low level w/c, basin and a chrome heated towel rail. The sixth bedroom is currently set up as a dressing room, with built in wardrobes and a dressing table, but could easily be converted into a single bedroom or an office if desired. A family bathroom completes the internal space of the property and comprises a bath with an overhead shower, basin with storage below, low level w/c, chrome towel rail and a storage cupboard.

Externally there is a large wrap around garden with a shed, open sided timber frame hut with heating, patio seating area, workshop and a driveway with off street parking for multiple cars. The garden benefits from the sun from all angles as well as lighting, whilst there is also power to all outside units. An integral double garage with an electric roller shutter door, lighting and power completes the property and is a notable benefit.





LARGE FAMILY HOME SITUATED ON A FANTASTIC PLOT



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	77

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

Address: 17 The Rowans, Holme on Spalding Moor, YO43 4EQ
Reference: 676

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services All mains services.

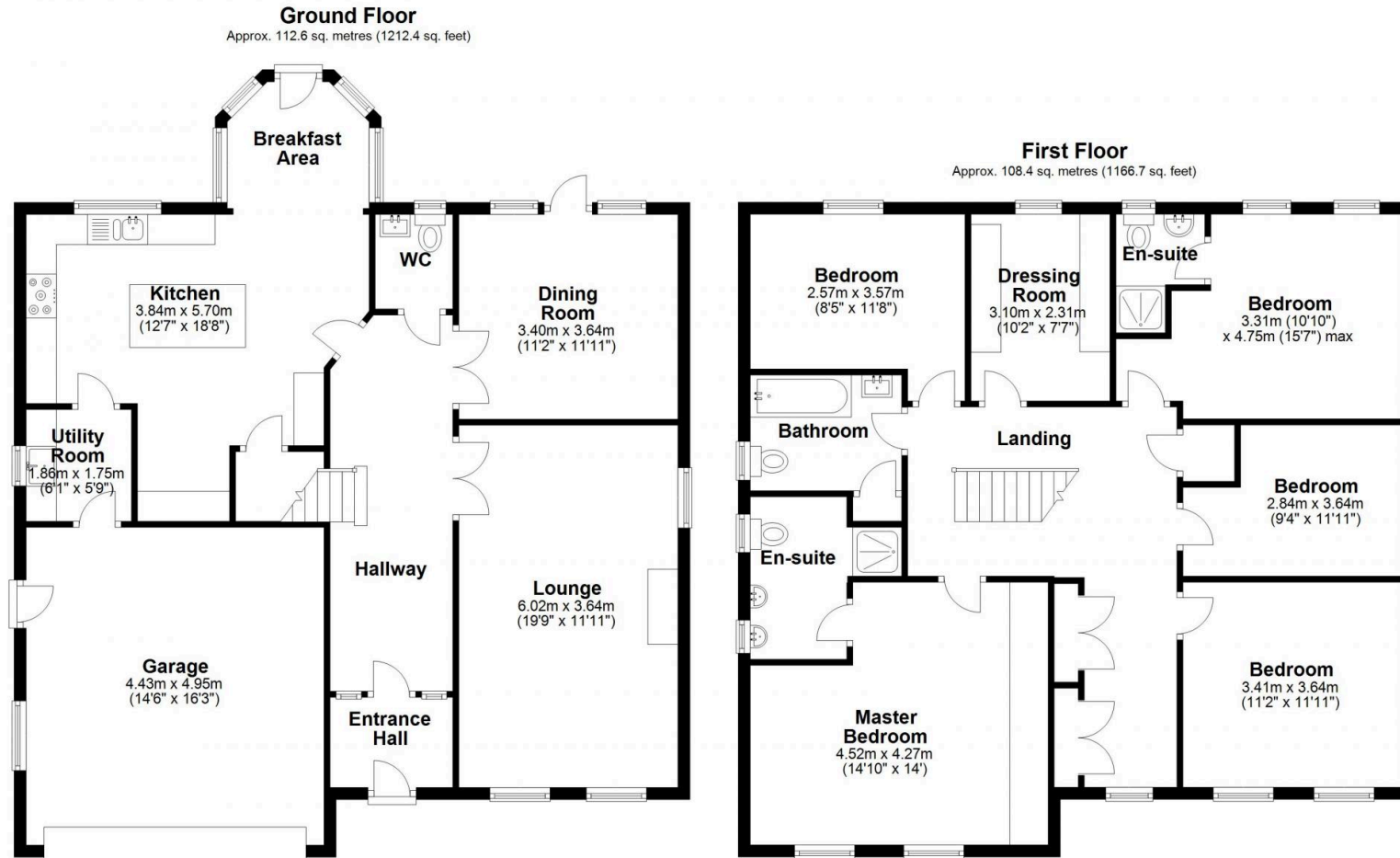


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Total area: approx. 221.0 sq. metres (2379.1 sq. feet)

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

17 The Rowans

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