

RM
English



Chapel Fields, Holme-on-spalding-Moor, York, North Yorkshire, YO43 4DH

- No Onward Chain • A attractive corner plot only a short distance from ammenities • Living room with a gas fire and dual aspect bay windows • Kitchen • Conservatory • Three double bedrooms, two with built in storage • Family shower room. Separate w/c • Double garage with additional parking on the drive • Lawn, patio & timber garden shed • EPC = B

Guide Price £309,950

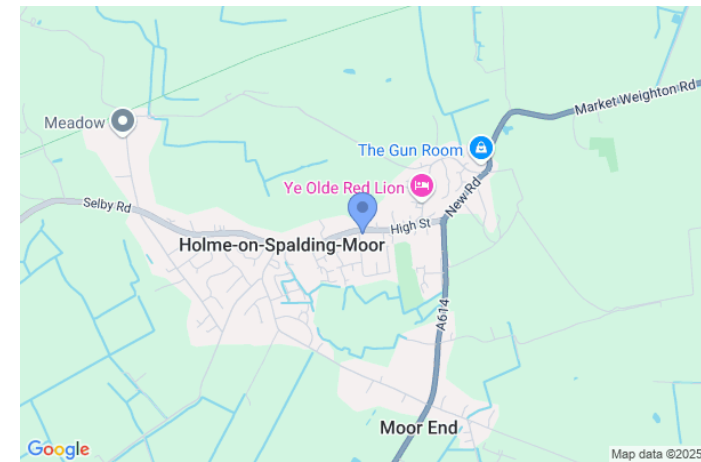
If you are looking for single storey living, like the idea of owning a property that benefits from a spacious corner plot and located only a very short distance from the local shops, then look no further as this nicely presented three bedroom detached bungalow could be perfect for you. The property has been fitted with a range of solar panels and has an EPC rating of B, so if you like the idea of being able to generate your own electricity and reduce bills then this will certainly appeal. The property is offered to the market with No Onward Chain.

On entering you find yourself in a spacious covered porch with a tiled floor, perfect for the storage of coats and shoes. Further storage is available on the left hand side when entering the hallway, whilst two doors straight ahead open to the living room and kitchen.

The living room is a good size with dual aspect bay windows that allow natural light to enter. At the centre of the room you will find a gas fire with stone hearth, whilst there is space for a dining table with chairs to one side. The kitchen comprises U shaped worktop, stainless steel sink with drainer, four ring gas hob, single oven and various storage cupboards. In addition, there is a door that opens to the drive.

There are three large double bedrooms, two of which have a range of built in wardrobes, cupboards and drawers. The third bedroom could be used as a snug or home office if three bedrooms are not required. The garden room can be accessed via a sliding door from the snug which in turn has doors that open to the integral garage and the garden beyond. There is a family shower room comprising corner shower, low level w/c and a hand basin with storage below. A separate cloakroom with a w/c and hand basin completes the internal accommodation.

Externally there is lawned garden to two sides, a patio seating area, a timber garden shed, a double garage and off street parking on the drive for multiple cars.





A LOVELY THREE BEDROOM DETACHED BUNGALOW WITH NO ONWARD CHAIN



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)	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			
England, Scotland & Wales		82	90
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		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			
England, Scotland & Wales		0	0
		EU Directive 2002/91/EC	

Address: Chapel Fields, Holme-on-spalding-Moor, York, North Yorkshire, YO43 4DH

Reference: 2016

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

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This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled.
Quoted SqPft 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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