

RM
English

85 Moor End, Holme-on-spalding-Moor, York, YO43 4DR

• Well presented three bedroom bungalow • Located in a well serviced village • Open plan kitchen/diner • Spacious living room • Three double bedrooms • Family bathroom, en suite and separate w.c • Large garden • Double garage • Off street parking for multiple cars • EPC = C

Guide Price £425,000

Located in a well serviced village on a large plot is this spacious and modern bungalow. Offering an abundance of space inside and out, this property is ideal for families or anyone looking for single storey living.

As you enter you find yourself in a spacious entrance hall which acts as the heart of the home and provides access to all the rooms on offer.

The open plan kitchen/diner presents a fantastic space for entertaining family and friends. It comprises an island come breakfast bar with an integrated sink and storage. Two worktops either side with storage above and below comprise a Bosch induction hob with extractor hood above, Bosch oven and grill and a Neff dishwasher. Additionally there is space for an American style fridge freezer. Patio doors open onto the rear garden whilst there is also space here for a dining table with chairs and a seating area.

The living room is bright and spacious and features a log burner to its centre offering the perfect spot for all of the family to relax in and enjoy.

Three double bedrooms follows, with the master bedroom benefiting from an en suite comprising a large walk in shower, low level w.c, basin and chrome heated towel rail.

Additionally, there is a modern family bathroom comprising a walk in shower, separate bath, low level w.c and basin.

The toilet comprises a low level w.c with a basin and completes the internal accommodation.

Externally there is a large wrap around garden, off street parking, double garage and timber seating area offering the perfect place to enjoy during the warmer summer months.





SPACIOUS, WELL PRESENTED DETACHED BUNGALOW



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			
England, Scotland & Wales		71	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		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: 85 Moor End, Holme-on-spalding-Moor, York, YO43 4DR
Reference: 2260

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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Ground Floor

Approx. 177.6 sq. metres (1912.2 sq. feet)



Total area: approx. 177.6 sq. metres (1912.2 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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