



14 Chapel Garth, Holme-on-spalding-Moor, York, YO43 4EG

- No Onward Chain • Detached family home • Kitchen/breakfast room with adjacent utility room • Spacious living room
- Dining room • Four bedrooms • House bathroom and en-suite • Enclosed rear garden with patio seating area •
- Garage and off street parking • EPC = C

Guide Price £349,950

Situated in a well-serviced village offering a range of local amenities, this beautifully presented four-bedroom detached home provides spacious and versatile accommodation ideal for modern family living. Set on a generous plot with off-street parking and an integrated garage, the property enjoys both practicality and curb appeal.

As you enter the property you are greeted by a welcoming entrance hall with a convenient downstairs toilet.

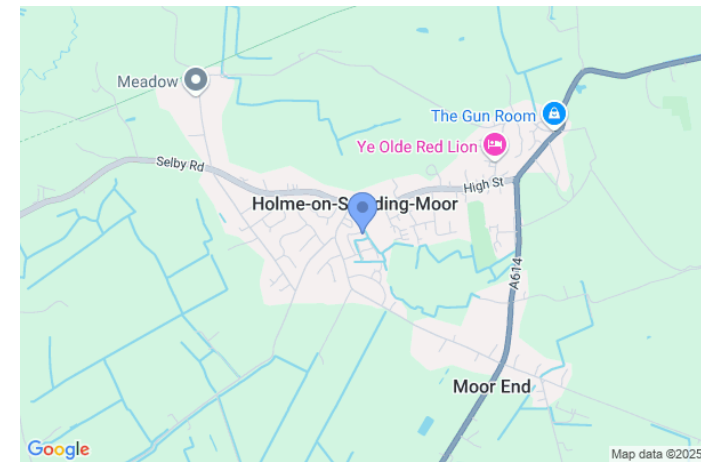
A bright and spacious living room with a log burner alongside a separate dining room follows, ideal for relaxing or entertaining.

Completing the ground floor is a well-appointed kitchen/breakfast room, offering ample space for family meals and everyday living, with the added benefit of an adjacent utility room. The kitchen comprises an L-shaped worktop with storage above and below, two Bosch ovens, an electric hob, sink with drainer as well as further integrated appliances.

Upstairs, there are four well-proportioned bedrooms and a family bathroom. The master bedroom further benefits from a private en suite, creating a peaceful retreat.

Externally, the property benefits from a private rear garden and patio seating area, perfect for enjoying the warmer summer months.

A viewing is highly advised in order to fully appreciate all that this fantastic property has to offer.





WELL PRESENTED DETACHED FOUR BEDROOM FAMILY HOME





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		72	81
		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	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services

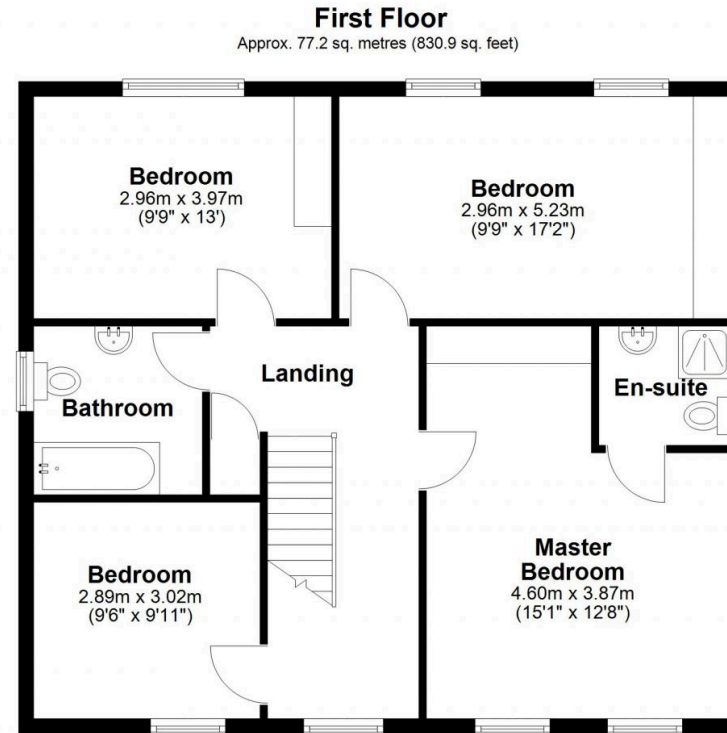
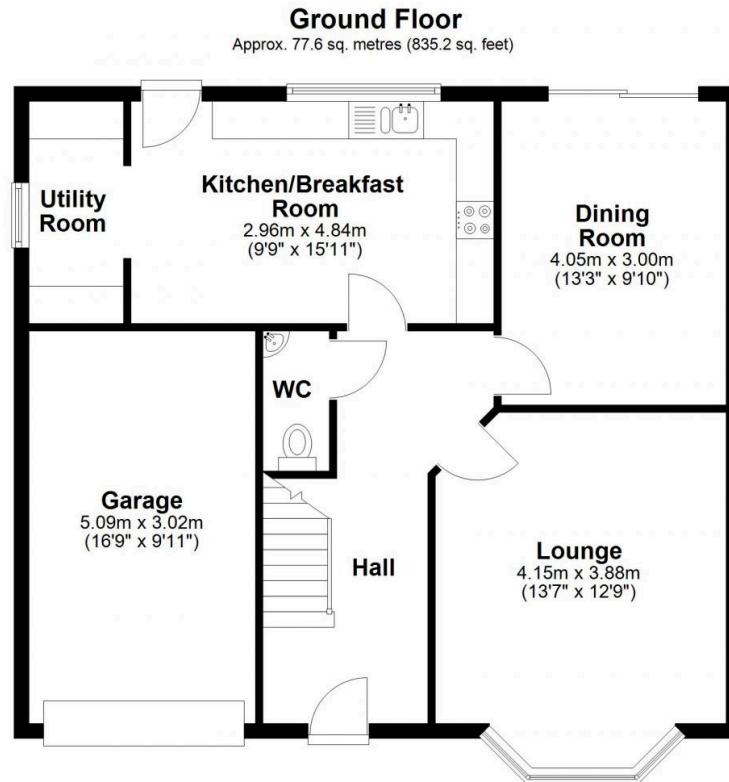


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Total area: approx. 154.8 sq. metres (1666.0 sq. feet)

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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