



**68 Selby Road, Holme-on-spalding-Moor, York, YO43 4EU**



- Detached 5 bedroom family home • Over 3000 sq ft of living space • Open plan kitchen/breakfast room and separate dining room • Two living rooms • Utility room with adjacent pantry • Five bedrooms and two bathrooms • Fantastic, large plot • Detached garage with adjacent store • Off street parking for multiple cars • EPC = B

## Guide Price £535,000

Set on an expansive plot in a well serviced village, this impressive five-bedroom detached home offers exceptional space, comfort and versatility – perfect for growing families or those seeking flexible living arrangements. Offering a rare opportunity to acquire a property of this nature, an early viewing is advised in order to appreciate all that it has to offer.

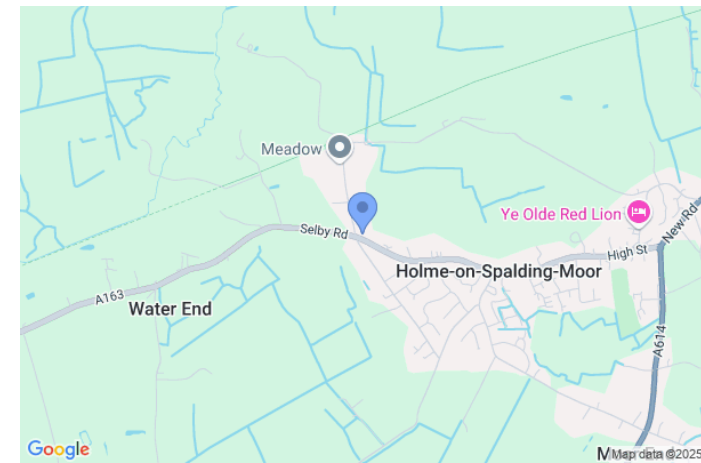
The property welcomes you with a spacious entrance hall that flows into a series of well-proportioned living spaces. The ground floor boasts a formal dining room, bright and airy living room, cosy snug and a large open-plan kitchen/breakfast room – ideal for both everyday living and entertaining.

A separate utility room with an adjacent pantry adds practicality, while a convenient downstairs W.C enhances functionality.

Completing the ground floor is a generously sized bedroom en suite, offering excellent potential for guest accommodation or multi-generational living.

Upstairs, there are three large double bedrooms, a versatile single bedroom which could also serve as a home office, and a modern family bathroom.

Externally, the property truly shines. It benefits from substantial outdoor space, including a separate garage and store, as well as ample off-street parking. The extensive plot offers endless potential for landscaping, seating/entertaining areas, or future extensions (subject to relevant planning permission).







**DETACHED 5 BEDROOM FAMILY HOME SITUATED ON A LARGE 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)	<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			
		83	88
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			
		0	0
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 68 Selby Road, Holme-on-spalding-Moor, York, YO43 4EU  
Reference: 2277

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**

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