

RM
English



58 High Street, Holme-Upon-Spalding-Moor, York, YO43 4EN

• No Onward Chain • Open plan kitchen/living/dining room • Separate living room • Office/snug • Master bedroom with en-suite • Four additional bedrooms • Family bathroom and downstairs bathroom • Enclosed rear garden • Off street parking • EPC = C

Guide Price £310,000

Located in the popular and well-served village of Holme on Spalding Moor, this impressive five-bedroom semi-detached home offers spacious, flexible living ideal for modern family life.

The ground floor is particularly well laid out, providing a superb balance of open-plan living and private spaces. At the heart of the home is a stunning open-plan kitchen/living/dining area. The kitchen features modern units and ample worktop space with storage above and below. The living/dining area creates a welcoming hub for family meals and entertaining guests.

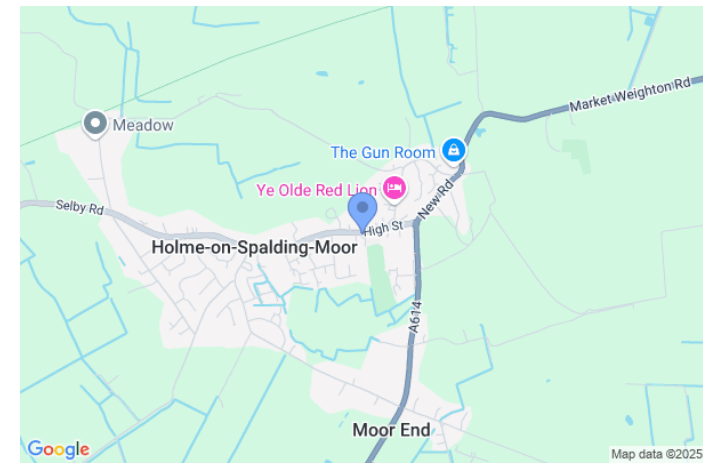
Adjacent to the kitchen is a practical utility room, offering additional storage and plumbing for appliances. A contemporary downstairs bathroom with stylish fittings adds extra convenience for family life and visiting guests.

To the front of the property, the separate living room offers a cosy retreat, perfect for relaxing evenings, while a versatile office/snug provides a quiet space ideal for home working, studying or a playroom.

Upstairs, the home continues to impress with a spacious master bedroom complete with en-suite shower room, A further four well-sized bedrooms and a modern family bathroom complete the internal accommodation of the property.

Outside, the property benefits from off-street parking and a fully enclosed rear garden, offering a safe and private space for children, pets and outdoor entertaining.

Offered to the market with the added benefit of no onward chain, this property is ready for immediate occupation and offers a fantastic opportunity to enjoy village living with excellent local amenities, including shops, pubs and transport links.





A DECEPTIVELY SPACIOUS FAMILY HOME IN THE HEART OF HOLME UPON SPALDING MOOR



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		
	71	84
England, Scotland & Wales		
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		
EU Directive 2002/91/EC		

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

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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Approx. Gross Internal Floor Area 1686 sq. ft / 156.60 sq. m

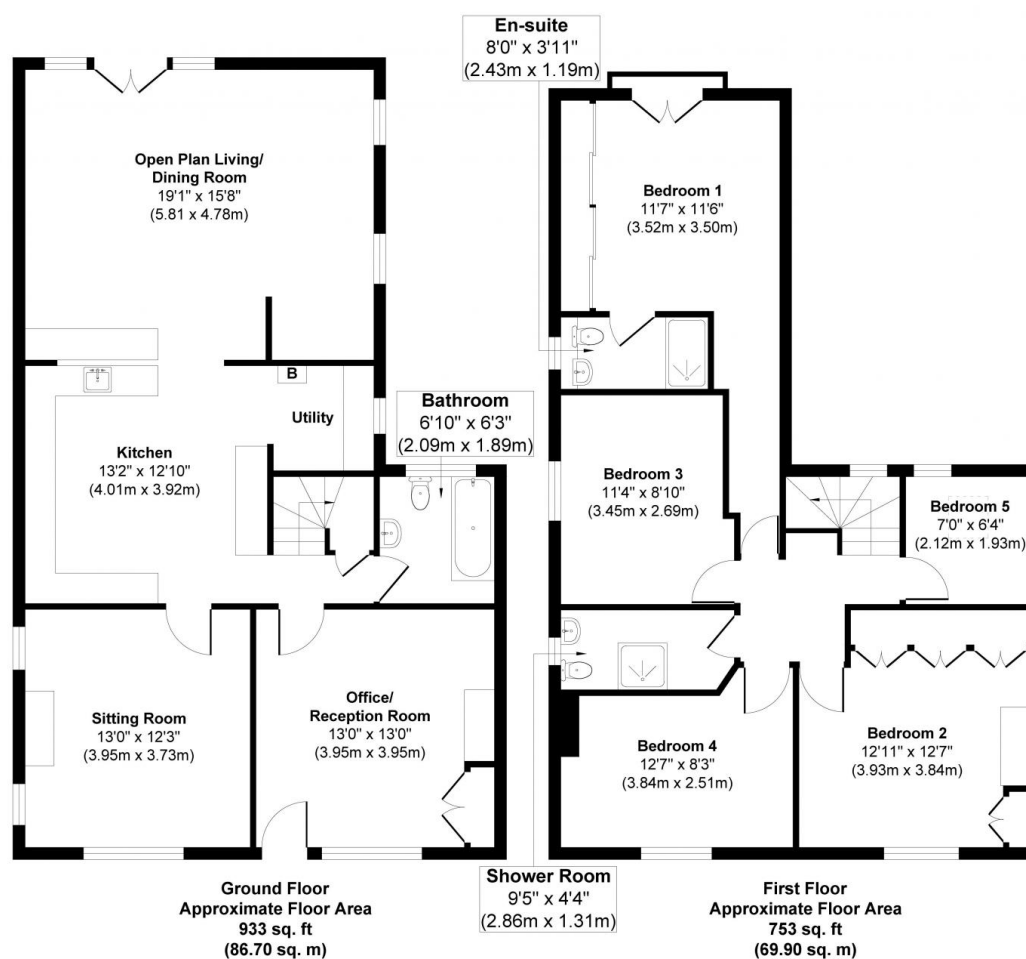


Illustration for identification purposes only, measurements approximate, not to scale.

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