



**Old Lea, Holme On Spalding Moor, York, YO43 4BL**



- A beautifully presented family home with 10 solar panels & battery storage
- Snug which is currently used as a home office
- A stunning open plan kitchen/living/dining area
- Velux roof lights & French doors out to the rear garden
- Kitchen with a range of fitted appliances
- Separate utility room & shower room
- Three bedrooms, two with fitted storage
- Family bathroom
- Fully enclosed rear garden
- Off street parking to the front
- EPC = C

## Guide Price £320,000

If you are looking to upsize, like the idea of being in a village that boasts a fantastic array of amenities and still want to be only a short drive from the towns of Market Weighton and Pocklington, then look no further as this delightful three bedroom property could be exactly what you have been waiting for. The property is extremely deceptive as it was extended a number of years ago to create a stunning open plan kitchen/living/dining area at the rear, a feature that will surely appeal to anyone that enjoys space. The property has been fitted with 10 solar panels and battery storage. An early viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you find yourself in a snug which is currently being used as a home office and benefits from a feature brick fire place at one end. Moving through into the open plan kitchen/living/dining area you will find more than enough space for a good sized sofa and a formal dining room table with chairs. There are three Velux roof lights above the dining area which allows an abundance of natural light to flood the room, whilst a set of French doors open to the rear garden.

The kitchen comprises worktop with a ceramic sink with drainer, four ring induction hob, full height fridge, full height freezer, double oven, dishwasher and multiple built in storage cupboards. In addition there is a separate utility room with a shower room beyond.

To the first floor there are three bedrooms, one with dual aspect windows, the other two have built in storage. A bathroom comprising bath with rainfall shower over, pedestal hand basin, low level w/c and chrome heated towel rail completes the internal accommodation.

Externally the rear garden is mainly laid to lawn with a patio seating area to one side. The garden is fully enclosed by a timber garden fence, perfect if you have young children or pets. There are several mature shrubs, young trees and colourful flowers. There is a gravelled area to the front which provides parking for two cars.





**AN ATTRACTIVE FAMILY HOME WITH A STUNNING OPEN PLAN KITCHEN/LIVING/DINING AREA**





**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	
<b>72</b>	<b>84</b>
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
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	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



rmenglish.co.uk

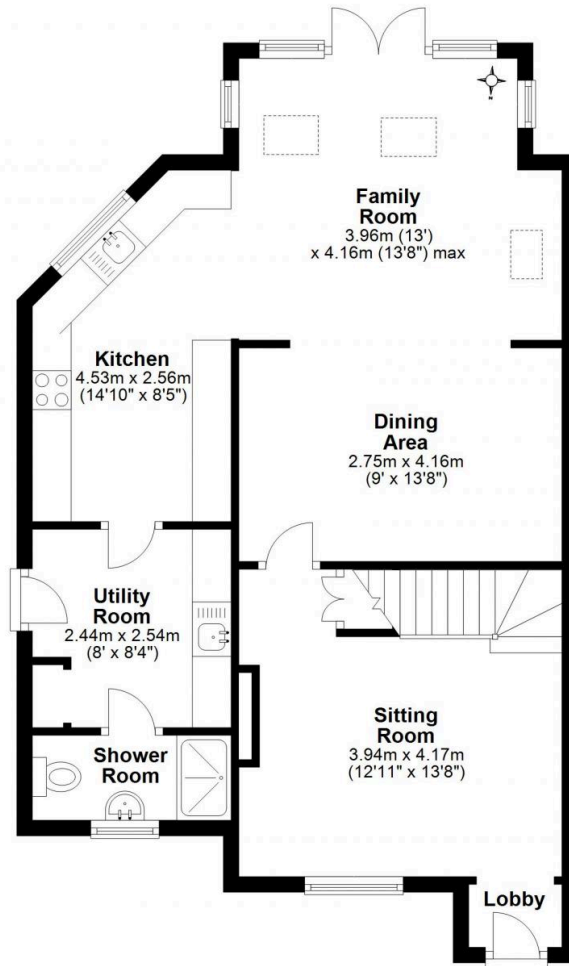


Offices in **York, Pocklington and Market Weighton**

**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**

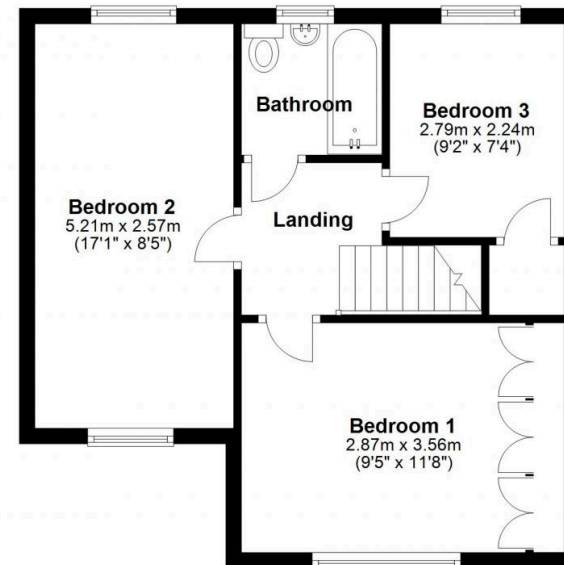
## Ground Floor

Approx. 64.4 sq. metres (693.1 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



Total area: approx. 106.6 sq. metres (1147.2 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.

## Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.