

RM  
English



**Chapel Garth, Holme On Spalding Moor, York, YO43 4EG**



- A beautifully presented family home in a desirable village location
- Substantial plot
- Living room with a log burner & bay window
- Open plan kitchen/living/dining area with doors out to the rear garden & a log burner
- Kitchen with fitted storage & appliances
- Master bedroom with a dressing area & en-suite shower room
- Three further double bedrooms & a family bathroom
- Garage which has been partially converted for storage. Additional parking on the drive
- Fully enclosed rear garden with a good sized lawn, patio, growing area & summer house
- EPC = C

## Guide Price £385,000

Set within the sought after village of Holme on Spalding Moor, this four bedroom detached home enjoys a popular residential setting suited to families and commuters alike. The village is well regarded for its strong community feel and offers a good range of everyday amenities including local shops, a primary school, village hall, public houses and recreational facilities. Holme on Spalding Moor is particularly well placed for those requiring easy access to surrounding towns and cities, with excellent road links via the A614, A163 and the nearby M62 motorway network. This provides convenient connections to York, Hull, Beverley, Selby and Leeds.

The property itself offers generous and well balanced accommodation arranged over two floors. On the ground floor, a welcoming entrance hall leads through to a comfortable living room, featuring a multi-fuel stove set as a central focal point, ideal for creating a cosy atmosphere during the colder months. There is a bay window at one end that allows natural light to flood in, whilst there is space at the other end for a book shelf or side table.

The heart of the home is the impressive open plan kitchen/living/dining area at the rear of the property, a bright and sociable space designed for modern family living. This area is enhanced by a log burner, adding warmth and character, while glazed doors provide direct access to the garden, seamlessly connecting indoor and outdoor living. The kitchen is well equipped with storage units, a range cooker featuring two ovens and a seven-ring gas hob and a separate single oven to the other side of the kitchen. In addition, there is space for a fridge/freezer and washing machine. A ground floor w/c with hand basin completes the ground floor.

Upstairs, the first floor provides four well-proportioned bedrooms, offering flexibility for family use, guests or home working. The principal bedroom benefits from a dressing area and an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property occupies a substantial plot with an enclosed rear garden, providing a good degree of privacy and space for relaxation, gardening or entertaining. To the front, there is driveway parking leading to the partially converted garage.







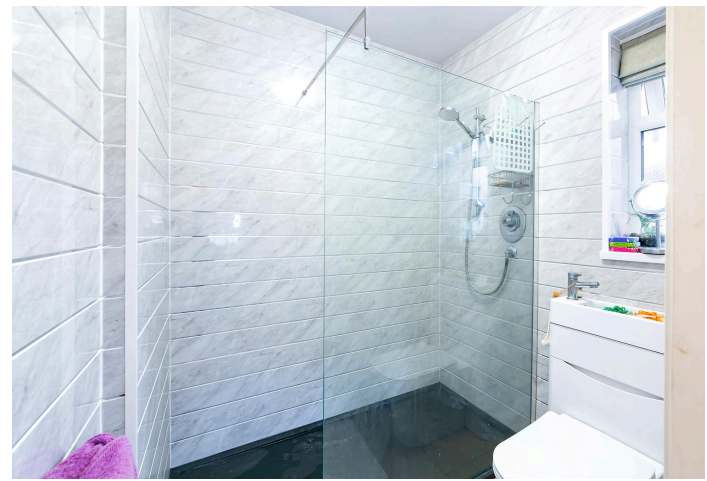
**A SPACIOUS FAMILY HOME WITH A LARGE REAR GARDEN**





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

Address:  
Reference: 2567

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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	0

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**

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

**Approx. Gross Internal Floor Area 1683 sq. ft / 156.35 sq. m**  
**Garage 127 sq. ft / 11.76 sq. m**  
**Total 1810 sq. ft / 168.11 sq. m**

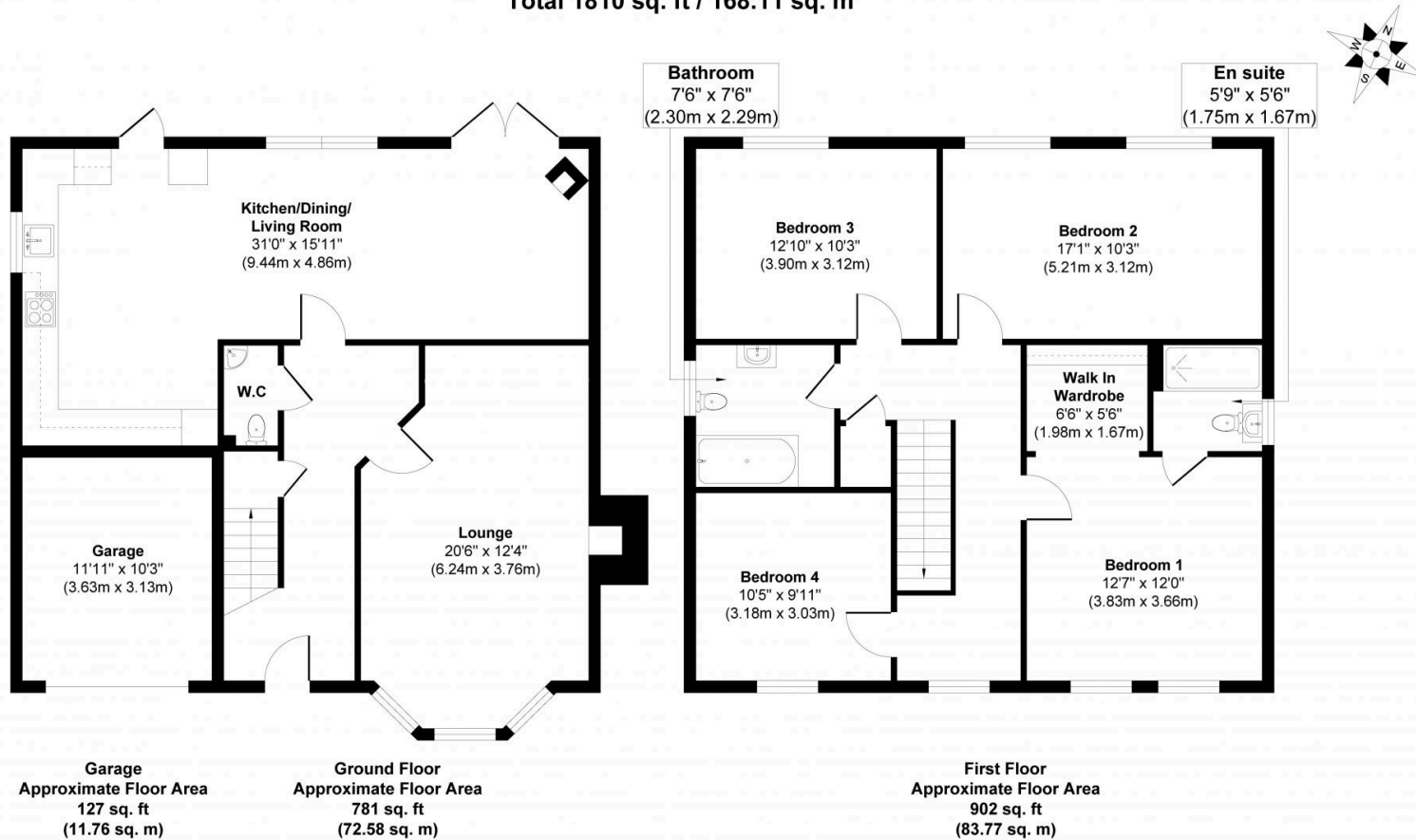


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