



Water End, Holme On Spalding Moor, York, YO43 4HB

- No Onward Chain • A stunning period home dating back to 1859 • Kitchen with fitted appliances & storage • Living room with a vaulted ceiling, underfloor heating & bi fold doors • Snug with a log burner. Dining room/bedroom three with a log burner at its centre • Ground floor bathroom • Utility room & dog room/home office • Two double bedrooms, one with an en-suite. Space on the landing for a desk • Fully enclosed rear garden, garage, chicken run, patio & off street parking • EPC = E

Guide Price £390,000

Dating back to 1859, this charming period cottage offers a delightful blend of historic character, generous living space and a peaceful semi-rural setting. The nearby village of Holme On Spalding Moor is well regarded for its strong sense of community and range of local amenities, including shops, public houses, a primary school, recreational facilities and a village hall, making it ideal for families and those seeking village life with everyday convenience. Despite its rural feel, Holme on Spalding Moor is well positioned for commuting, with excellent road links providing easy access to Market Weighton, Howden and Pocklington, as well as York and Hull, offering a balance of countryside living and wider connectivity.

This property has access over the private driveway to the side which is owned by the house at the rear. This stunning cottage comes with a plot of just over 0.3 of an acre, creating a strong sense of privacy and space, bordered by open countryside.

On entering through the rear you will find a good-sized utility room on the right hand side with space for various white goods, whilst a pet room/home office can be found across the hall on the left. Plumbing has been installed within this room just in case someone wants to create a separate shower room. The adjoining country-style kitchen retains a wealth of character, featuring multiple solid worktops, a range cooker and practical storage.

There is a formal dining room just off the kitchen which benefits from an exposed brick fireplace with a log burner at its centre, dual aspect windows and exposed timber beams. This room could also be used as a ground floor bedroom as there is a family bathroom immediately adjacent comprising of a roll top bath, floating hand basin, low level w/c and chrome heated towel rail.

A spacious living/dining area at the rear of the property has an attractive vaulted ceiling, bi fold doors and underfloor heating. A separate snug with a log burner at its centre provides the perfect place to sit and relax in the colder winter months.

The first floor offers two well-proportioned double bedrooms, both with built in storage, whilst the main bedroom also benefits from an en-suite shower room. In addition, there is space on the landing for a desk if you need to work from home

Externally the rear garden is mainly laid to lawn with a variety of mature trees, established hedging, a patio seating area, chicken run, storage sheds and a garage. The garden boundary extends beyond the generous parking area which can accommodate a multitude of cars.





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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			
England, Scotland & Wales		EU Directive 2002/91/EC	65

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	0

Address: Water End, Holme-on-spalding-Moor, York, East Yorkshire, YO43 4HB
Reference: 2441

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. LPG central heating



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Offices in York, Pocklington and Market Weighton

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Approx. Gross Internal Floor Area 1510 sq. ft / 140.30 sq. m
Garage/Store 169 sq. ft / 15.73 sq. m
Total 1679 sq. ft / 156.03 sq. m

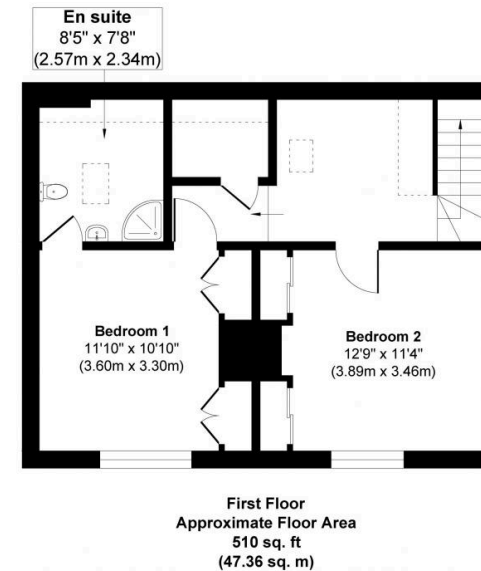
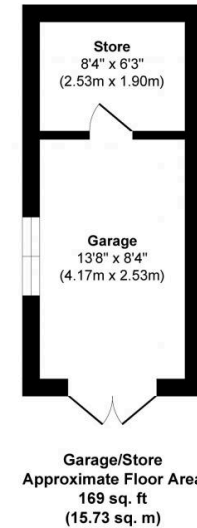
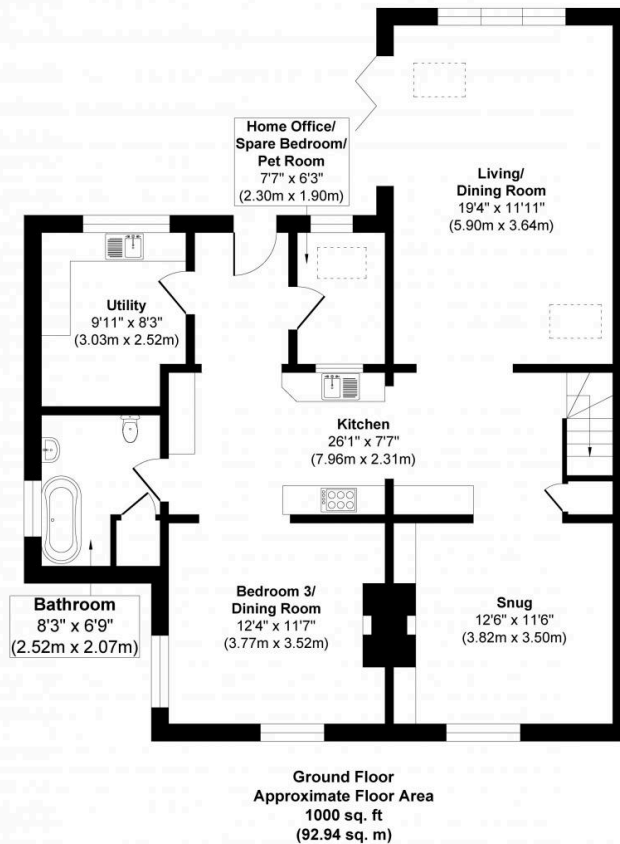
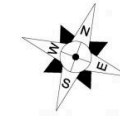


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