



Station House, Spen Lane, Holme-On-Spalding-Moor
York, East Riding Of Yorkshire YO43 4AQ

Guide Price £429,950


BISHOPS
PERSONAL AGENTS

Welcome to Station House on Spen Lane, a truly impressive family home, nestled away on the fringes of the highly sought-after village of Holme-On-Spalding-Moor. Situated between York and Hull, with easy access to surrounding villages, perfect for those wanting access to local towns but also looking for a rural village lifestyle. Station House, offers a wealth of charm and character with features throughout, effortless flowing throughout the home, with large windows that flood the rooms with natural light, period and added features and also some modern touches, plus delightful gardens wrapping round the property. Built in the 19th century, this thoughtfully updated house has been a family home to the current owner since 2006 and offers versatile and generous living space. Also with a workshop, perfect for a car enthusiast or running a business, plus the potential of converting the workshop into an annex for a family member. This fabulous home, will be very popular with a multitude of buyers including families, professional couples and those looking to retire or work from their forever home. Briefly comprises: Entrance hall, with doors leading to the cloakroom and a utility. Onwards into the breakfast-kitchen with a range of white units and ample space for a table and chairs. Then further into the heart of the house, where we find the central living room, with a fabulous feature fireplace and lots of natural light from the windows. To the front of the house we find the conservatory, currently used a dining area, perfect for parties and family get togethers. We also find a further bay fronted sitting room with a feature retro fireplace currently used as a study. A further hallway with its own private front entrance and arched window, with an impressive open staircase leading up to the first-floor landing, where we find three well-proportioned bedrooms, all with built in wardrobes and a contemporary family bathroom completes this home. Externally to the front we find both fenced and hedged gardens, with ample gated off-street parking, leading to the house and garage with an electric charging point. The property occupies a substantial plot that includes three sided gardens, which are predominantly laid to lawn and for those who like pottering, we find perennials, flowering plants and vegetable beds, perfect for green fingered buyers. To the rear is a lovely raised patio with a sitting area, just right for outside entertaining throughout the year. There is also an old wagon frame as a feature. Please do arrange to view this excellent property as soon as possible, not to miss out on this fabulous home!

Holme-on-Spalding-Moor (also known as Holme-upon-Spalding-Moor) is a village and civil parish in the East Riding of Yorkshire, England. It is situated approximately 8 miles (13 km) north-east of Howden and 5 miles (8 km) south-west of Market Weighton. It lies on the A163 road where it joins the A614 road. The nearest railway station is in Howden, and there is good access to the M62. Amenities include several pubs, a bakery, convenience stores, a doctors surgery and a primary school. Holme on Spalding Moor has a growing selection of facilities including several shops and public houses together with a Post Office, Doctor's Surgery and Pharmacy, a primary school and nursery, and is ideally located for access into Hull, York & Selby, as well as onto the M62 motorway network.



Lobby

Front entrance door to the hallway. Doors leading to...

Utility room

6' 2" x 5' 1" (1.88m x 1.55m)

Plumbing for a washing machine* and space for a dryer.

Cloakroom

6' 3" x 3' 8" (1.90m x 1.12m)

Window to rear aspect. Low flush wc and pedestal wash hand basin.

Kitchen/Diner

19' 10" x 10' 7" (6.04m x 3.22m)

Fabulous kitchen with a range of white wall and base units with matching work surface over, incorporating ceramic sink and drainer with mixer taps, integral appliances include a range cooker, extractor fan over*, dishwasher*, space for a fridge/freezer*, ample space for a table and chairs, double glazed windows to front and rear aspects and radiator*. Door leading to...



Living Room

23' 11" x 13' 9" (7.28m x 4.19m)

Double glazed windows to front and rear aspects, feature fireplace. "log burner that is in situ is only decorative and cannot be used", tv point* and radiators*. Doors leading to...

Garden Room

12' 1" x 11' 3" (3.68m x 3.43m)

Double glazed bay windows to front aspect and door leading to the garden.

Sitting Room

17' 9" x 13' 11" (5.41m x 4.24m) Into bay

Double glazed bay windows to rear aspect and window to side, feature fireplace with open grate, ceiling coving, picture rail and radiator*.

Hallway

13' 11" x 6' 8" (4.24m x 2.03m)

Front entrance door to the hallway, arched window to the side aspect, down lighting and radiator*. Stairs leading to the first floor.



First Floor Landing

Double glazed windows to front aspect, ballasade and radiators*. Doors leading to...

Bedroom 1

19' 9" x 10' 6" (6.02m x 3.20m)

Double glazed windows to the rear and side aspects, dado rail, ceiling coving, built in wardrobes, tv point* and radiator*.

Bedroom 2

13' 11" x 13' 10" (4.24m x 4.21m)

Double glazed windows to the rear aspect, dado rail, ceiling coving and radiator*.

Bedroom 3

12' 5" x 10' 0" (3.78m x 3.05m)

Double glazed windows to the rear aspect, dado rail, built in wardrobes, ceiling coving and radiator*.

Bathroom

9' 9" x 8' 9" (2.97m x 2.66m)

Fabulous suite in white comprising; Bath with mixer taps, shower cubical with mains shower*, wash hand basin set in vanity unit with mixer taps, low level wc, double glazed window to rear aspect, down lighting and heated rail*.



Garage

20' 3" x 12' 9" (6.17m x 3.88m)

Garage with from an electric door and an electric car charging point, power and lighting.

Garage/Workshop

24' 11" x 23' 0" (7.59m x 7.01m)

Substantial garage with an electric door, power and lighting. Above the garage is a fully boarded storage area. Door leading to the garden.

Outside

Externally to the front we find both fenced and hedged gardens, with ample gated off-street parking, leading to the house and garage with an electric charging point. Also with a workshop, perfect for a car enthusiast or running a business. The property occupies a substantial plot that includes three sided gardens, which are predominantly laid to lawn and for those who like pottering, we find perennials, flowering plants and vegetable beds, perfect for green fingered buyers. To the rear is a lovely raised patio with a sitting area, just right for outside entertaining throughout the year. There is also an old wagon frame as a feature.



Agents Note

EPC RATING E, COUNCIL TAX BAND E.

Broadband supplier: BT Fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Oil Heating.

Electricity supplier: Scottish Power.





Energy performance certificate (EPC)

1 Spen Lane
Holme upon Spaldingmoor
YO43 4AQ

Energy rating

E

Valid until:

23 April 2034

Certificate number:

2470-3007-4204-2014-7200

Property type

Detached house

Total floor area

169 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Bishops Personal Agents

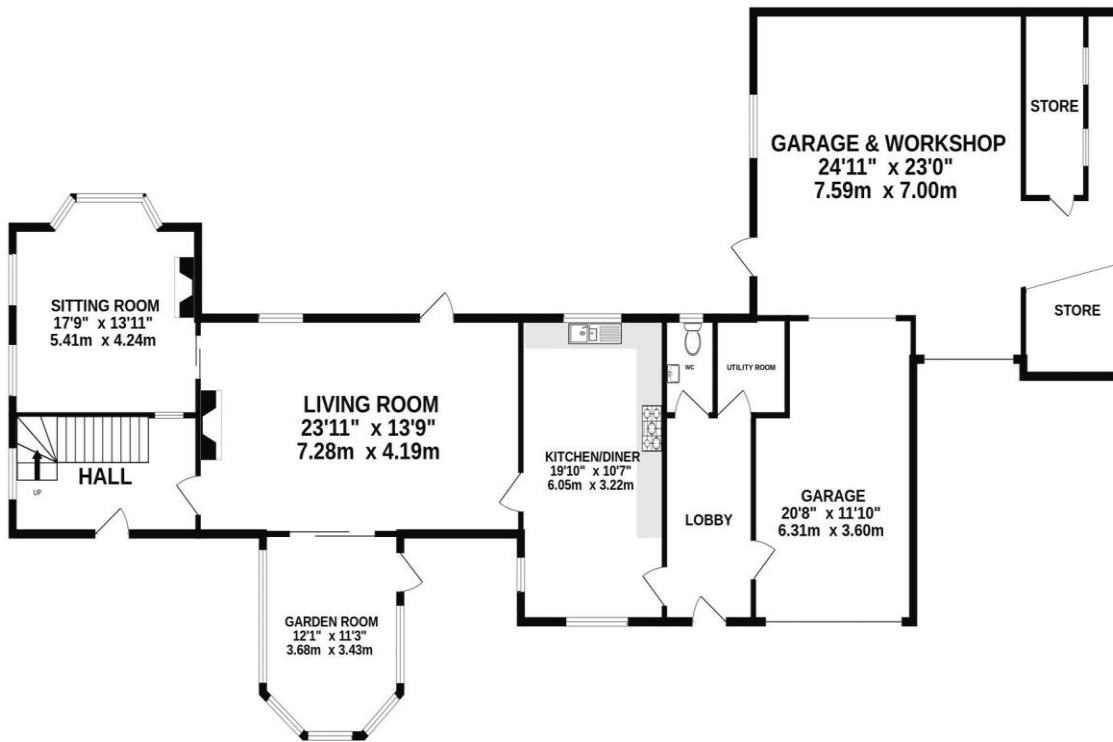
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

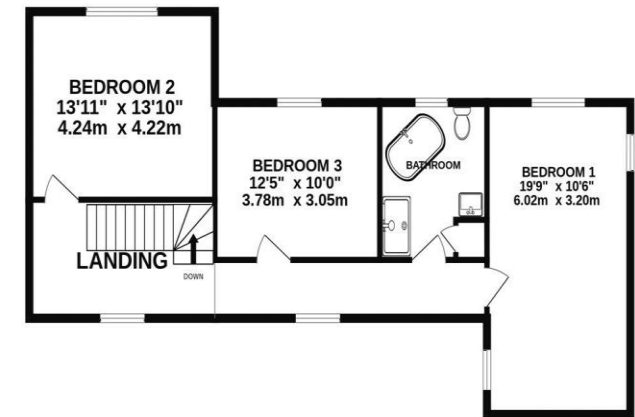
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GROUND FLOOR
1885 sq.ft. (175.1 sq.m.) approx.



1ST FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 2953sq.ft. (274.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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