



Thorn Lodge, 85 Moor End, Holme-On-Spalding-Moor
York, East Riding Of Yorkshire YO43 4DR

Guide Price £419,950


BISHOPS
PERSONAL AGENTS

Are you looking for a fabulous detached bungalow, situated in a popular village location, with ample parking for several vehicles and easy access into both York and Hull? Then this lovely home in Holme-On-Spalding-Moor, could just be for you. Welcome to Thorn Lodge!

Bishops Personal Agents present to the market a fantastic opportunity to purchase a three-bedroom detached bungalow, situated in the highly sought after location of Holme-On-Spalding-Moor, with easy access to surrounding villages and into the York City Centre. Also with local shops, schools and amenities close at hand. This superb property has been updated and cherished by the current owners, offering a balance of stylish features and sympathetic touches. Another great thing about this house is that there is still further potential to extend or convert the attic space. Ideal for a multitude of buyers including couples, families and those looking to retire into their forever home. The accommodation comprises; Spacious entrance hallway, with a cloakroom and handy storage cupboard. Doors lead us into the fabulous living room, the focal point is the feature fireplace with a wood burning stove. In the heart of the house is the open plan contemporary kitchen/dining room, providing the perfect entertainment space, with a central island and granite worktops, plus a range of integral appliances and patio doors leading to the rear. From the central hallway and corridor, we also find three well-proportioned bedrooms, the principal with its own en-suite shower room and modern family bathroom, completes this lovely home. Externally, from the double gated driveway, we find a lovely fenced and hedged garden, with mature planting, a paved patio area with a gazebo, perfect for outside entertaining and lazy summer evenings, while also to the rear is ample secure parking, including space for both a motor home or caravan at the side of the detached double garage, perfect for a workshop or for a car/cycle enthusiast. The garage also has potential to be converted into an annex. Please do arrange to view this excellent property as soon as possible, not to miss out!

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.



Entrance Hall

Front entrance door to the hallway, storage cupboard and radiators*. Doors leading to...

Cloakroom

White suite comprising a low level wc, bowl wash hand basin with mixer taps, double glazed window to side aspect and radiator*.

Living Room

20' 7" x 15' 0" (6.27m x 4.57m) Into bay Double glazed bay windows to front aspect, feature fireplace with a wood burning stove*, tv point* and radiator*.



Kitchen/Diner

27' 11" x 13' 7" (8.50m x 4.14m) In the heart of this house is a superb contemporary bespoke kitchen with an attractive range of base and wall mounted units with matching granite work preparation surfaces over, central island with inset steel sink and drainer with mixer taps, integral appliances include electric oven and grill*, dishwasher*, induction hob*, extractor hood* over, washing machine, American style fridge/freezer*, double glazed patio doors to rear aspect, window to side, ample space for a table and chairs, down lighting and radiators*.

Bedroom 1

17' 2" x 12' 0" (5.23m x 3.65m) Double glazed window to front aspect, range of wardrobes, ceiling coving and radiator*.

En-suite

6' 6" x 6' 3" (1.98m x 1.90m) Modern white three piece suite comprising; Shower cubicle with mains shower*, pedestal wash hand basin with mixer tap, set in a vanity unit, low level wc, double glazed window to side aspect and heated towel rail*.



Bedroom 2

11' 5" x 9' 5" (3.48m x 2.87m) Double glazed window to side aspect, ceiling coving and radiator*.

Bedroom 3

13' 4" x 8' 10" (4.06m x 2.69m) Double glazed window to rear aspect, ceiling coving and radiator*.

Bathroom

9' 4" x 6' 4" (2.84m x 1.93m) Modern white four piece suite comprising; Panelled bath with mixer taps, shower cubicle* with mains shower*, wash hand basin with mixer taps, low level wc, double glazed window to side aspect, ceiling coving and heated towel rail*.



Outside

To the front of the property there is gated access leading to the driveway with ample parking for several cars, including a caravan or motor home, which in turn leads to the double garage. To the side and front are fabulous gardens laid to lawn with shrub borders, perfect for green fingered buyers who like pottering or working in the garden. We also find a patio area and gazebo, just right for outside entertaining.

Garage

19' 4" x 18' 11" (5.89m x 5.76m)

Double garage with up and over doors, power and lighting.

Agents Note

EPC RATING C, COUNCIL TAX BAND D.

Broadband supplier: BT-EE.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.





Energy performance certificate (EPC)

THORNE LODGE
85 MOOR END
HOLME UPON SPALDING MOOR
YO43 4DR

Energy rating

C

Valid until 2 October 2030

Certificate number

2819-3000-8201-5660-3200

Property type

Detached bungalow

Total floor area

144 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Bishops Personal Agents

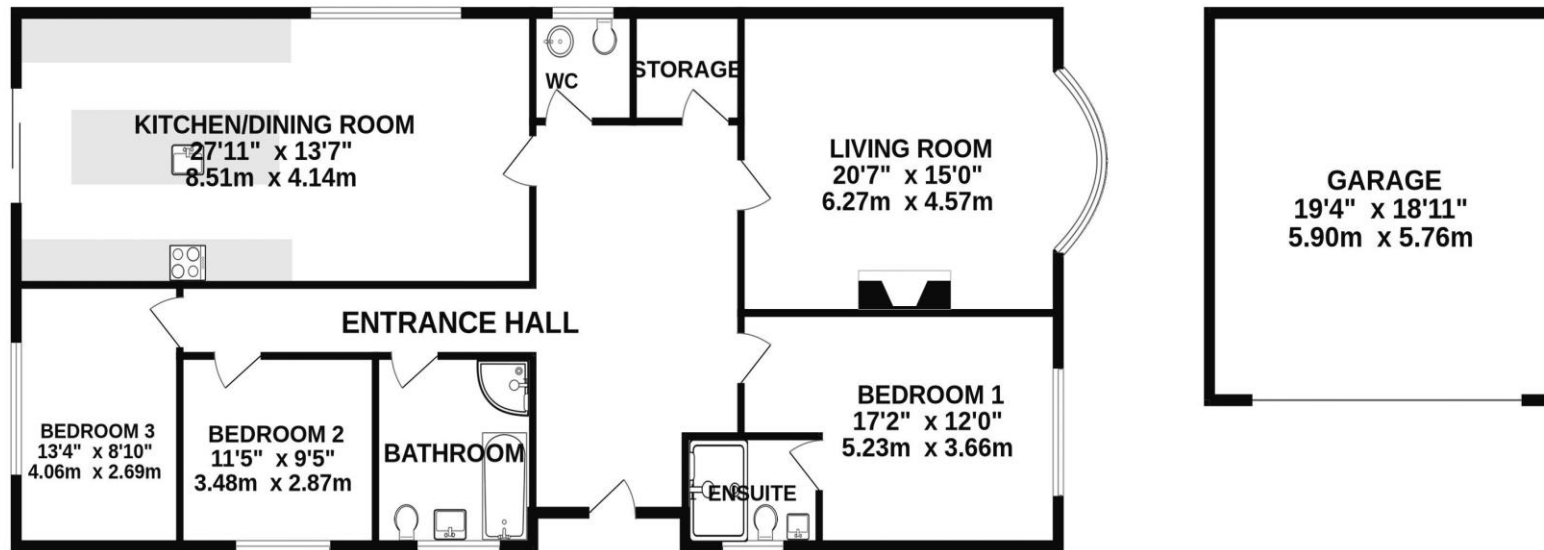
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GROUND FLOOR
1491 sq.ft. (138.5 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.