



Holme Road, Shiptonthorpe, York, YO43 3PZ

- A beautifully presented family home in a highly desirable location
- Paddock perfect for keeping livestock or growing produce
- Family room with French doors
- Living room with space for a log burner to be fitted
- Kitchen with a range of appliances
- Garden room with a log burner
- Ground floor w/c
- Four double bedrooms, two with en-suites. Family bathroom.
- Garage, gated drive & brick store
- EPC = E

Guide Price £425,000

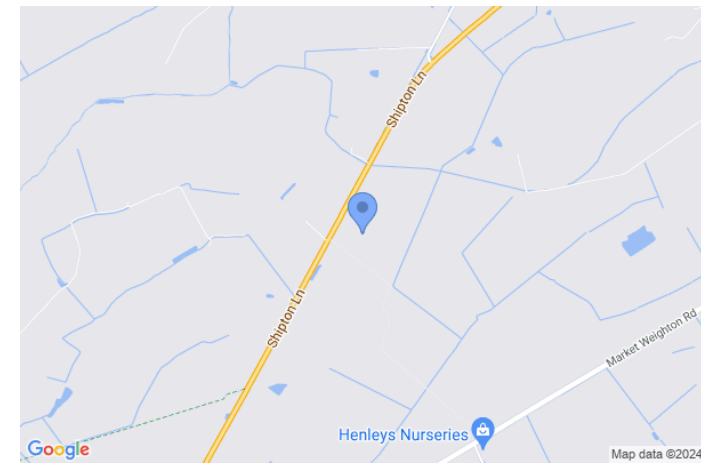
If you are looking for a property with character, like the idea of having a paddock for livestock or for growing produce, then look no further as The Granary provides just that. The property is set back from the Holme On Spalding Moor road and benefits from a great deal of privacy due to the mature hedges and trees that surround it. From the driveway there are two access points, the first on the left provides access to the paddock whilst the second is just beyond and leads to the property. The vendors are currently in the process of altering the paddock access with the neighbour but this may revert to its current format if it is not approved. Properties with land are hard to come by so an early viewing is highly recommended to fully appreciate everything on offer.

The main entrance to the property is to the side, although there are additional access points from the front and rear. The entrance hall is a good size with a w/c and hand basin off. Moving through you will see a door on the left which opens into the family room which has an exposed timber beam to the ceiling and a set of French doors which open to the front garden. The main living room is at the far end of the property and has an exposed brick fireplace where a log burner could be installed at its centre. This room also benefits from dual aspect windows which allow natural light to flood in.

At the rear of the property you will find the kitchen and garden room. The kitchen has been fully tiled and fitted with a solid wood L shaped worktop that incorporates a ceramic sink with drainer. There are various storage units, an American style fridge/freezer, dishwasher and a Range Cooker with a five ring hob over. The garden room has space for a good sized dining table with chairs and benefits from a log burner in one corner, perfect for the colder winter months. A set of doors provide access to the rear garden.

To the first floor there are four double bedrooms, all with exposed timber beams. One of the bedrooms has an en-suite comprising w/c and hand basin, whilst another has an en-suite shower room and walk in wardrobe. A family bathroom comprising bath with rainfall shower over, hand basin with storage below and low level w/c completes the internal accommodation.

At the rear of the property you will find a single garage with timber double doors, a brick built store, pergola, lawn and gravel which is a continuation of the driveway in. A set of cast iron gates to the side of the property make the driveway very secure, perfect if you have young children or pets. The main garden is found to the front of the property and is split into two distinct areas, the formal garden and the paddock. The current vendors have used the paddock for chickens, growing vegetables and planting various fruit trees which include a plum, apple and pear.

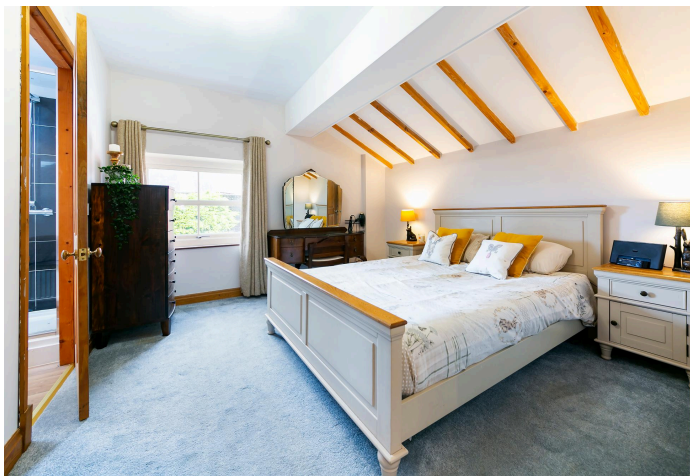




AN ATTRACTIVE PROPERTY WITH LAND



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		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	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Waste treatment plant & LPG central heating.



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Reference: 1382

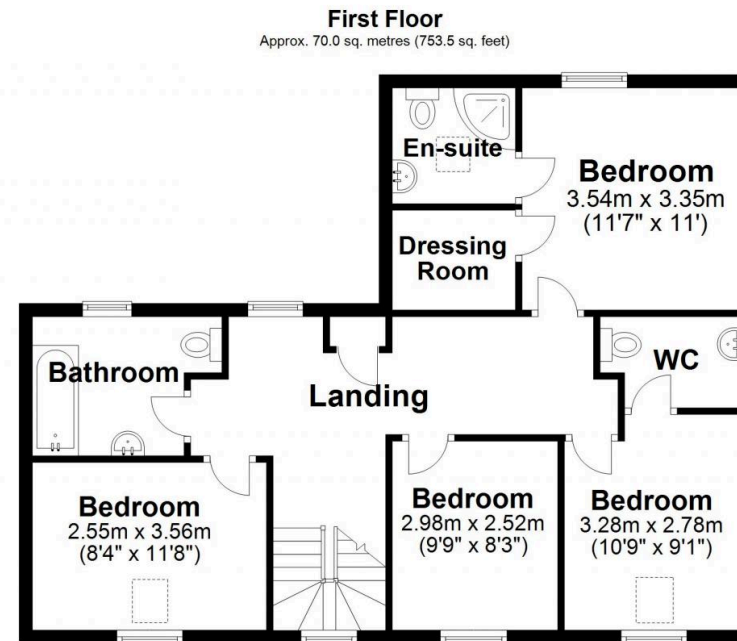
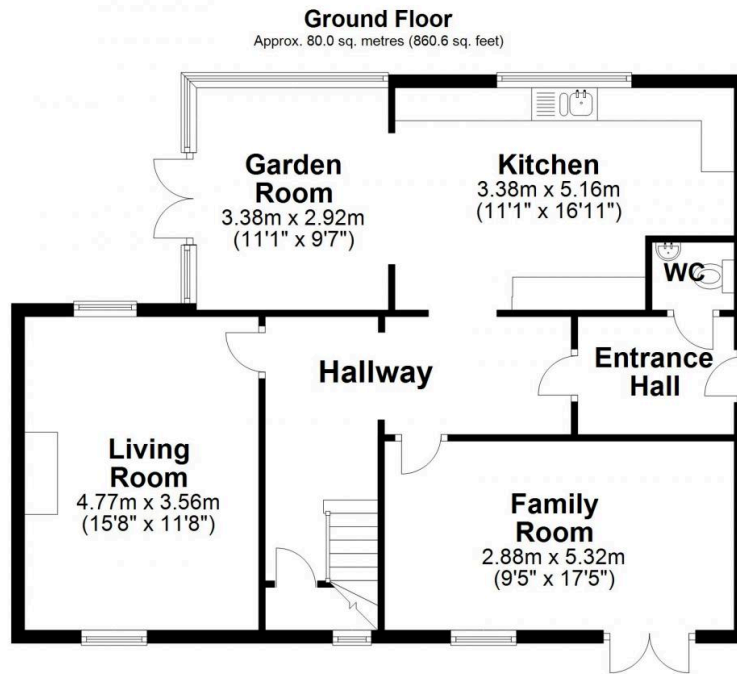


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Total area: approx. 150.0 sq. metres (1614.1 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

Disclaimer

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