



Snowdrop Garth, Holme on Spalding Moor, East Yorkshire, YO43 4DW

• Detached family home • Close to local amenities • Kitchen with breakfast bar • Spacious living room with French doors • Dining room • Study, utility room and downstairs W.C • Four bedrooms and three bathrooms • Private rear garden with patio seating area • Double garage with off street parking • EPC = C

Guide Price £375,000

Situated at the head of a quiet cul-de-sac within the well-served village of Holme on Spalding Moor, this impressive four bedroom detached family home offers spacious and versatile accommodation, complemented by a double garage, off-street parking for three vehicles and a private rear garden.

The property is approached via a generous driveway, providing ample parking and leading to the double garage. Upon entering, the welcoming hallway provides access to the principal ground floor accommodation, together with a staircase rising to the first floor.

The spacious living room features an attractive fireplace and French doors opening directly onto the rear patio, creating a lovely connection between the indoor and outdoor living spaces. The separate dining room benefits from a bay window, providing an ideal setting for family meals and entertaining.

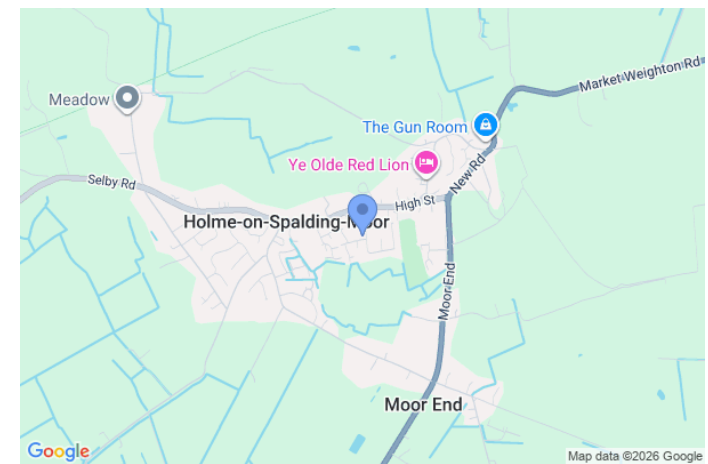
The fully fitted kitchen offers a range of units, generous worktop space and breakfast bar, with an adjoining utility room providing additional storage and space for laundry appliances. A particularly useful feature is the stable door, offering access to both the front and rear of the property. Completing the ground floor is a separate home office, ideal for those working remotely, and a convenient downstairs W.C.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with fitted storage and an en-suite shower room. The second bedroom also benefits from an en-suite, while bedrooms three and four offer flexibility for family members and guests, and are serviced by the family bathroom.

Externally, the rear garden is a particular highlight, enjoying a private position without being overlooked. Predominantly laid to lawn, the garden features established planting and a paved patio seating area. This provides an excellent space for outdoor dining, entertaining and enjoying the warmer summer months.

Holme on Spalding Moor is a popular and well-served village offering a range of local amenities, shops and schooling, alongside convenient access to surrounding villages and market towns.

Combining generous family accommodation, excellent parking provision and a private garden, this attractive detached home offers an excellent opportunity for buyers seeking space and versatility in a peaceful village setting.





DETACHED FOUR BEDROOM FAMILY HOME



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		
	72	79
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	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 E

Local Authority East Riding of Yorkshire Council

Services All mains services



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Approx. Gross Internal Floor Area 1,532 sq. ft / 142.4 sq. m
Garage 296 sq. ft / 27.57 sq. m
Total 1,828 sq. ft / 169.97 sq. m



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