Back Lane, Holme-On-Spalding-Moor, York

£425,000

Stephensons
estate agents & chartered surveyors

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Back Lane, York YO43 4AP

Est. 1871

£425,000

This well presented, detached bungalow, extends to approximately 1,743 sq. ft. and occupies low maintenance grounds of around 0.16 acres. The property has been thoughtfully renovated and enhanced throughout, successfully blending its original character with modern comforts to create an exceptional family home. Open countryside views, offers rural living at its finest.

The property welcomes you with a spacious entrance hallway, leading to an internal staircase. Straight ahead is the family bathroom, while two double bedrooms are positioned to the right and the sitting room is located to the left.

Situated at the front of the property, the generous sitting room enjoys an abundance of natural light from two front-facing windows and features an electric fireplace. There is ample space for a two-piece suite, making it an ideal space to relax. The sitting room flows seamlessly into the dining area, which benefits from a side-facing wooden-framed window. Internal double doors lead through to a cosy snug, conveniently positioned adjacent to the kitchen.

Located at the rear of the home, the well-appointed kitchen is fitted with a range of contemporary cream wall and base units, complemented by a combination of solid wood and quartz worktops. A large rear-facing window above the ceramic inset sink provides pleasant views and plenty of natural light. The kitchen also features a stainless steel tap, an integrated dishwasher, a full-size drinks fridge, and a freestanding range cooker with an extractor hood above. There is ample space for a dining table and chairs, making this an excellent family kitchen.

The garden room sits adjacent to the kitchen, providing a perfect reading nook. The room is surrounded in UPVC double glazed windows with UPVC patio doors providing access to the rear garden.

Tenure: Freehold
Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected
Oil Boiler & Radiators, Storage Heater in Office.
Broadband Coverage: Up to 1000mbps* Fibre installed
EPC Rating: 45 (E)
Council Tax: D – North Yorkshire Council
Current Planning Permission: No current valid planning permissions

An internal door leads to the bright and spacious utility room, which provides space for a washing machine, additional refrigeration, and houses the boiler. UPVC double-glazed rear windows frame attractive views across the surrounding fields.

The ground floor also benefits from a convenient W.C. with a UPVC double-glazed rear window, internal access to the double garage, and a versatile study. The garage is equipped with power, lighting, a pedestrian door to the front, and an electric roller garage door. The study enjoys UPVC double-glazed windows to both the front and side elevations and benefits from storage heating, making it an ideal home office.

Bedroom Two overlooks the front and side gardens through two UPVC double-glazed windows, creating a bright and airy space. Bedroom Three features an internal window overlooking the utility room, allowing natural light to filter through. The family bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin, W.C and a gorgeous original 60's glass door.

Occupying the first floor, the impressive principal bedroom offers a generous front-facing window and a private en-suite shower room, complete with a walk-in shower, pedestal wash hand basin, W.C. and heated towel rail. An internal door provides access to the loft space, offering excellent additional storage.

Externally, the front garden is predominantly laid to lawn and enhanced by a variety of mature shrubs and bushes, creating an attractive approach. Secure gates provide both pedestrian and vehicle access, while a substantial paved driveway leads to the double garage.

The enclosed rear garden can be accessed from both sides of the property via secure gates. Beautifully maintained, the garden is predominantly laid with artificial lawn, offering a low-maintenance outdoor space ideal for entertaining family and friends. Beyond the boundary fence are stunning open countryside views, providing a wonderful rural backdrop. An additional patio area accommodates a garden shed, the oil tank and further outdoor storage.

This attractive family home is perfectly suited to buyers seeking peaceful rural living, generous accommodation and beautiful countryside views.

*Download speeds vary between broadband providers. Prospective purchasers are advised to make their own enquiries before proceeding.

Viewings: Strictly by appointment through Stephensons Estate Agents – 01757 706707.

Although these particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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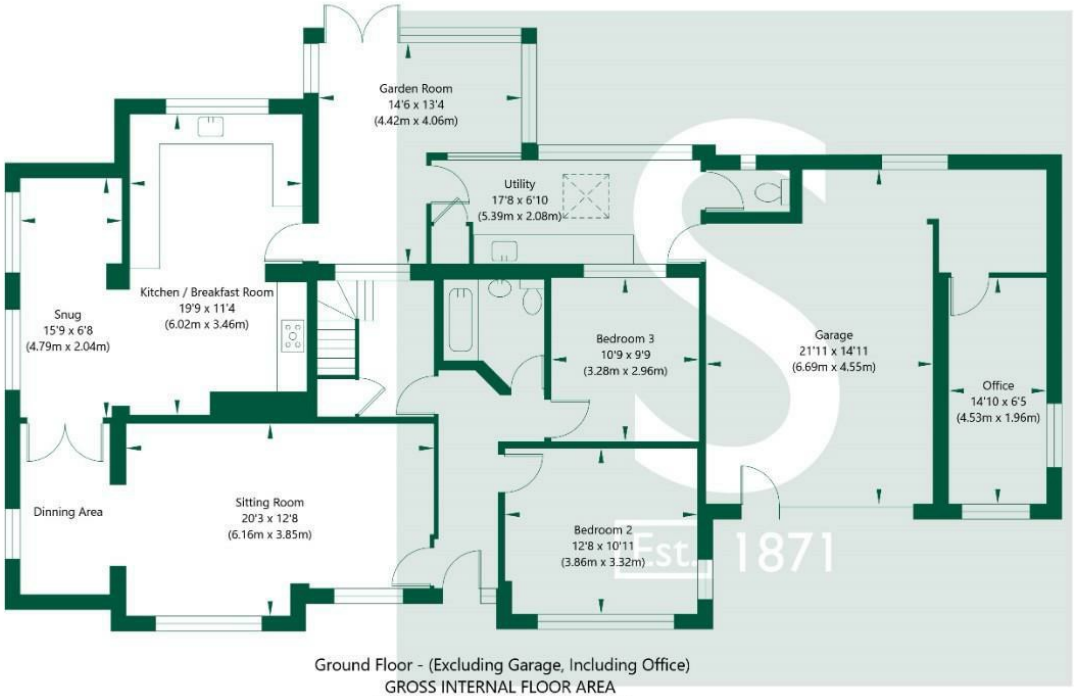
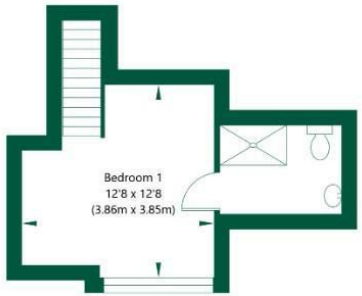


Ground Floor - (Excluding Garage, Including Office)
GROSS INTERNAL FLOOR AREA
APPROX. 1538 SQ FT / 142.89 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 205 SQ FT / 19.02 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1743 SQ FT / 161.91 SQ M - (Excluding Garage, Including Office)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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