



Hawthorne Drive, Holme on Spalding Moor, York, East Yorkshire, YO43 4HX

- No Onward Chain • Close to local amenities • Open plan living/dining room • Kitchen • Two double bedrooms • Modern bathroom • Separate utility/workshop/garage space • Enclosed rear garden • Off street parking • EPC = D

Guide Price £225,000

Located in the sought after village of Holme on Spalding Moor, this well-proportioned two bedroom detached bungalow offers versatile single level living in a peaceful yet well-connected setting. Positioned in the heart of East Yorkshire, the village is known for its strong community feel and excellent range of everyday amenities.

The accommodation is thoughtfully arranged and begins with a central entrance hall leading to all principal rooms. The spacious living room provides a comfortable and welcoming space, with direct access through to a bright dining conservatory overlooking the rear, perfect for entertaining or relaxing while enjoying garden views.

The property offers two good sized bedrooms, both positioned to the front and side for privacy, along with a modern bathroom fitted with a full suite. The kitchen is conveniently located adjacent to the living space and provides ample storage and workspace.

A standout feature of the home is the substantial utility room/garage, offering excellent additional space for uses such as storage or a potential workshop, with its own external access.

Externally, the bungalow benefits from a private, enclosed rear garden as well as ample off street parking to the front of the property.

The village itself is particularly well served, benefitting from a doctor's surgery, local shops, a post office, public houses and a primary school, all contributing to its popularity with a wide range of buyers. There are also good transport links to nearby market towns and cities, making it an ideal balance of rural charm and everyday convenience.

This charming home combines practical living with a desirable village location, perfect for downsizers, first time buyers or those seeking comfortable single storey living within a thriving community.





DETACHED 2 BEDROOM BUNGALOW CLOSE TO LOCAL AMENITIES



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: [01759 303202](tel:01759303202) 



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			
		66	81

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			

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Hawthorne Drive, Holme on Spalding Moor, York, East Yorkshire, YO43 4HX

Reference: 2631



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Approx. Gross Internal Floor Area 768 sq. ft / 71.35 sq. m
Utility 176 sq. ft / 16.39 sq. m
Total 944 sq. ft / 87.74 sq. m

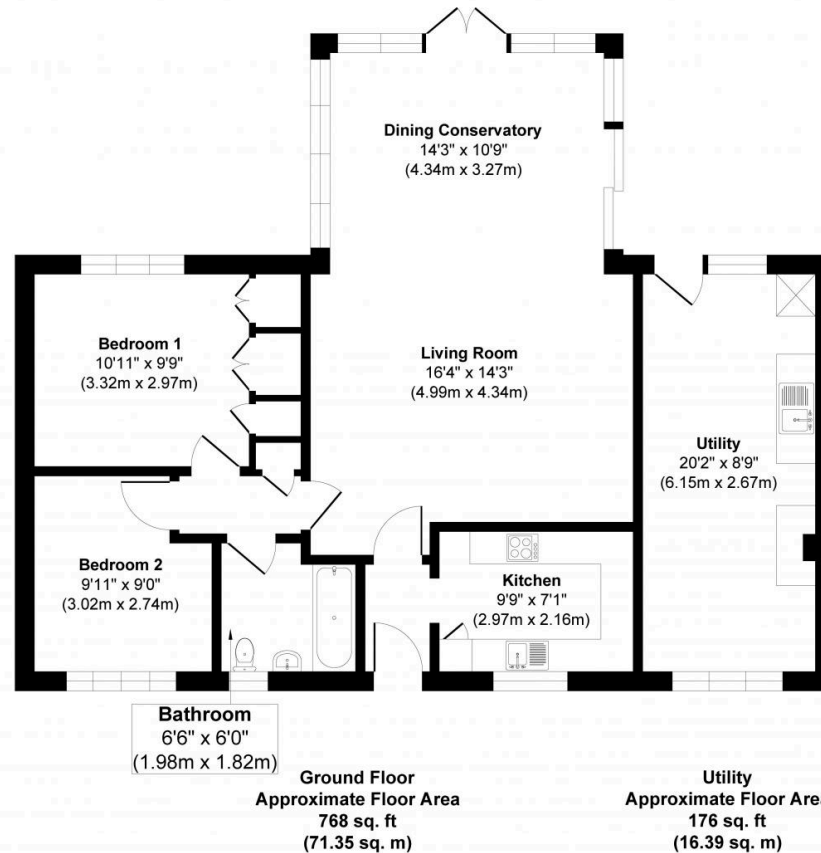


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