



12A, Old Road,  
Holme-On-Spalding-Moor, YO43 4AD  
£575,000



## ABOUT THE PROPERTY

**\*\* VIDEO TOUR AVAILABLE \*\*** Individually designed and truly one-of-a-kind, this stunning home was built just eight years ago for the current owners with meticulous attention to detail, creating a seamless, light-filled space. Featuring floor-to-ceiling aluminium windows, bi-fold doors, and skylights, the property offers open-plan modern family living complemented by Porcelanosa tiled bathrooms and underfloor heating throughout. The sense of privacy is immediate, with lawned gardens surrounding the property, a driveway leading to double gates opening onto a generous parking area, and a double garage with additional store space. Accommodation briefly comprises an entrance hall, WC, utility, sitting room with open fire and dining area, and a spectacular open-plan family living/kitchen with integrated appliances, island, breakfast bar, and two sets of bi-fold doors opening to the garden. On the first floor, there are four double bedrooms with fitted wardrobes, including a main bedroom with en-suite, a Jack-and-Jill en-suite linking bedrooms two and three, and a family bathroom. This exceptional home combines modern luxury with practical family living, offering a truly unique and unforgettable property.

Tenure: Freehold. East Riding of Yorkshire Council BAND: F







## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door with full-length side windows, laminate flooring, recessed ceiling lights, a rear entrance door, and a cupboard housing the hot water tank and underfloor heating controls. Tiled floor with underfloor heating.

### WC

Two-piece white suite comprising a low-flush WC and a wash hand basin set in a vanity unit, with a tiled floor incorporating underfloor heating, part-tiled walls, and an extractor fan.

### OPEN PLAN FAMILY LIVING/KITCHEN

8.00m max x 8.04m max (26'2" max x 26'4" max)  
Fitted with a range of wall and base units with Corian work surfaces, incorporating a 1.5-bowl stainless steel sink unit. Appliances include two eye-level double ovens, two warming drawers, two single fridges stacked, an integrated freezer, and an integrated dishwasher. An island unit with drawers beneath and a breakfast bar provides additional storage and seating. Further features include a gas hob with extractor hood over, recessed ceiling lights, ceiling coving, a wall-mounted electric fire, and laminate flooring with underfloor heating. Two sets of bi-fold doors lead to the garden.

### SITTING ROOM

8.35m max x 6.00m max (27'4" max x 19'8" max)  
Open fire with a granite hearth and composite stone-effect surround and mantel, TV point, bay window, ceiling coving, recessed ceiling lights, and underfloor heating.

### UTILITY

Fitted with a range of wall and base units with work surfaces, incorporating a single drainer sink unit. There is a cupboard housing a wall-mounted gas-fired central heating boiler, plumbing for an automatic washing machine, and a tiled floor with under floor heating.

## FIRST FLOOR ACCOMMODATION

### LANDING

A bright galleried landing with skylights, a contemporary glass walkway, recessed ceiling lights, a fitted cupboard, and access to the loft space.

### BEDROOM 1

8.65m max x 5.00m (28'4" max x 16'4")  
Velux window, fitted wardrobe, TV aerial point, and underfloor heating.

### EN-SUITE

Three-piece white suite comprising a walk-in shower with rainfall shower, low-flush WC, and a wash hand basin set in a vanity unit with an illuminating mirror. The bathroom features fully tiled walls, a tiled floor with underfloor heating, recessed ceiling lights, an extractor fan, and a chrome heated towel rail.

### BEDROOM 2

4.40m max x 6.00m max (14'5" max x 19'8" max)  
Velux window, fitted wardrobe, TV aerial point, and underfloor heating.

### BEDROOM 3

4.85m x 6.00m max (15'10" x 19'8" max)  
Fitted wardrobes, recessed ceiling lights, and a TV aerial point and underfloor heating.

### JACK AND JILL EN-SUITE TO BEDROOM 2 & 3

Three-piece suite comprising a walk-in shower cubicle with rainfall shower, a wash hand basin set in a vanity unit with an illuminated mirror, and a low-flush WC. The bathroom features fully tiled walls, a tiled floor with underfloor heating, recessed ceiling lights, an extractor fan, and a chrome heated towel rail.

### BEDROOM 4

3.28m x 3.41m (10'9" x 11'2")  
Fitted wardrobes, recessed ceiling lights, and a TV aerial point and underfloor heating.

### BATHROOM

Four-piece suite comprising a walk-in shower cubicle with rainfall shower, a panelled bath, a low-flush WC, and a wash hand basin set in a vanity unit. The bathroom features fully tiled walls, a tiled floor with underfloor heating, recessed ceiling lights, and an extractor fan.

### OUTSIDE

The property is surrounded by beautifully lawned gardens and accessed via a driveway leading to double gates opening onto a generous parking area. A double garage with additional store space completes the exterior, providing both practicality and a sense of space and privacy.

### GARAGE

5.73m x 5.79m (18'9" x 18'11")  
Electric roller door, power and light, access to the store area.

### STORE

5.73m x 1.89 (18'9" x 6'2")  
access to the garage and side door.

## ADDITIONAL INFORMATION

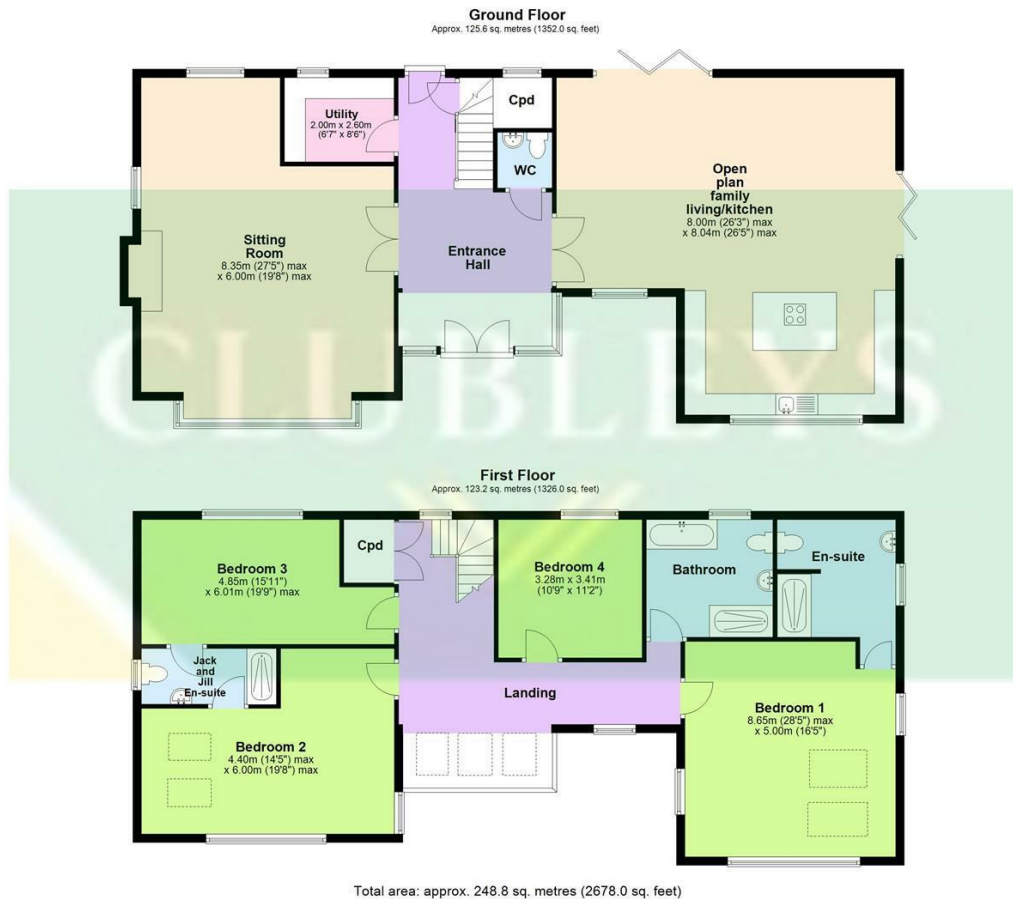
### SERVICES

Mains water, gas, electricity and drainage.

### APPLIANCES

No appliances have been tested by the agent.





#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

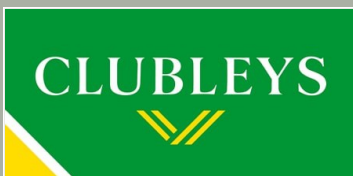
#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeifield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmeifieldsolutions.co.uk](mailto:Faye@holmeifieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeifield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) 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 |         |           |
| <b>England &amp; Wales</b>                  | 85      | 90        |
| EU Directive 2002/91/EC                     |         |           |

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.