



The Rowans, Holme On Spalding Moor, YO43 4EQ

- No Onward Chain • A deceptively spacious & versatile family home • Living room with an impressive fireplace • Formal dining room • Kitchen with a range of appliances & a separate utility room • Five bedrooms, two with en-suite shower rooms • Family bathroom • Fully enclosed rear garden • Integrated garage & drive • EPC = D

Guide Price £440,000

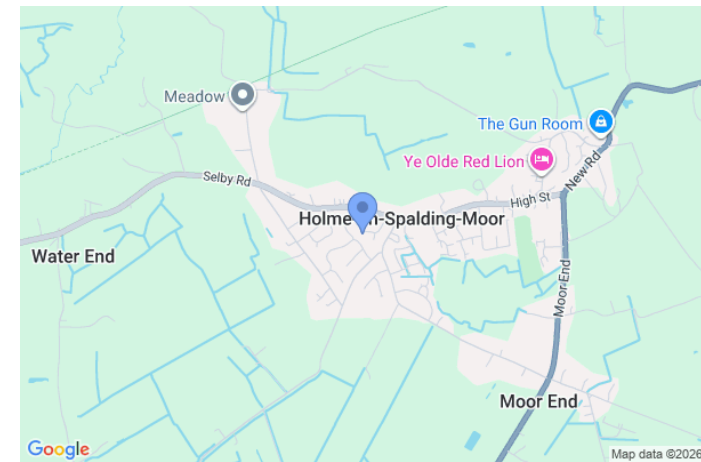
Holme-on-Spalding-Moor is a popular and well connected village set within attractive East Yorkshire countryside. It offers a wide range of everyday amenities including local shops, cafés, pubs, a primary school, medical facilities and sports clubs, making it a lively and practical place to live. The surrounding area provides plenty of opportunities for walking and outdoor recreation, while excellent road links to York, Beverley, Hull and the M62 ensure convenient access for commuters and families.

This attractive five bedroom family home is offered to the market with No Onward Chain and presents generous and versatile accommodation approaching 2,000 sqft. Upon entering you will see stairs on the left rising to the first floor and doors off to all sides. The living room is on the right hand side and features a charming brick fireplace, while dual aspect windows allow natural light to flood the room. The dining room provides space for a good size table and chairs, while a door at the rear opens to the garden.

The kitchen/breakfast room sits to the rear of the property, offering generous worktop areas, a range of modern wood-fronted cabinets, a gas hob with stainless-steel extractor over and an integrated double oven. The breakfast area provides room for informal dining, currently arranged with a table and comfortable wicker-style chairs, making it an ideal spot for everyday meals. A door from the kitchen leads directly to a separate utility room with a second door giving access to the integrated garage. In addition, there is a useful pantry, ensuring excellent additional storage and workspace. A ground floor w/c completes the ground floor accommodation

The first floor offers five bedrooms, making the home exceptionally flexible for growing families, home working or guest use. The main bedroom benefits from fitted wardrobes and a en-suite, while a second large bedroom also enjoys its own en-suite. The remaining three bedrooms are served by the family bathroom, which includes both a bath and separate shower.

Externally there is a driveway with space for two cars and an integrated garage. The rear garden is mainly laid to lawn and fully enclosed, perfect if you have young children or pets. In addition, there is a patio and an array of mature shrubs.





A SPACIOUS & VERSATILE FAMILY HOME WITH NO ONWARD CHAIN



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			
		60	76

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 F

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: The Rowans, Holme On Spalding Moor, York, YO43 4EQ
Reference: 1959



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Offices in **York, Pocklington and Market Weighton**

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Approx. Gross Internal Floor Area 1727 sq. ft / 160.45 sq. m
 Garage 269 sq. ft / 24.99 sq. m
 Total 1996 sq. ft / 185.44 sq. m

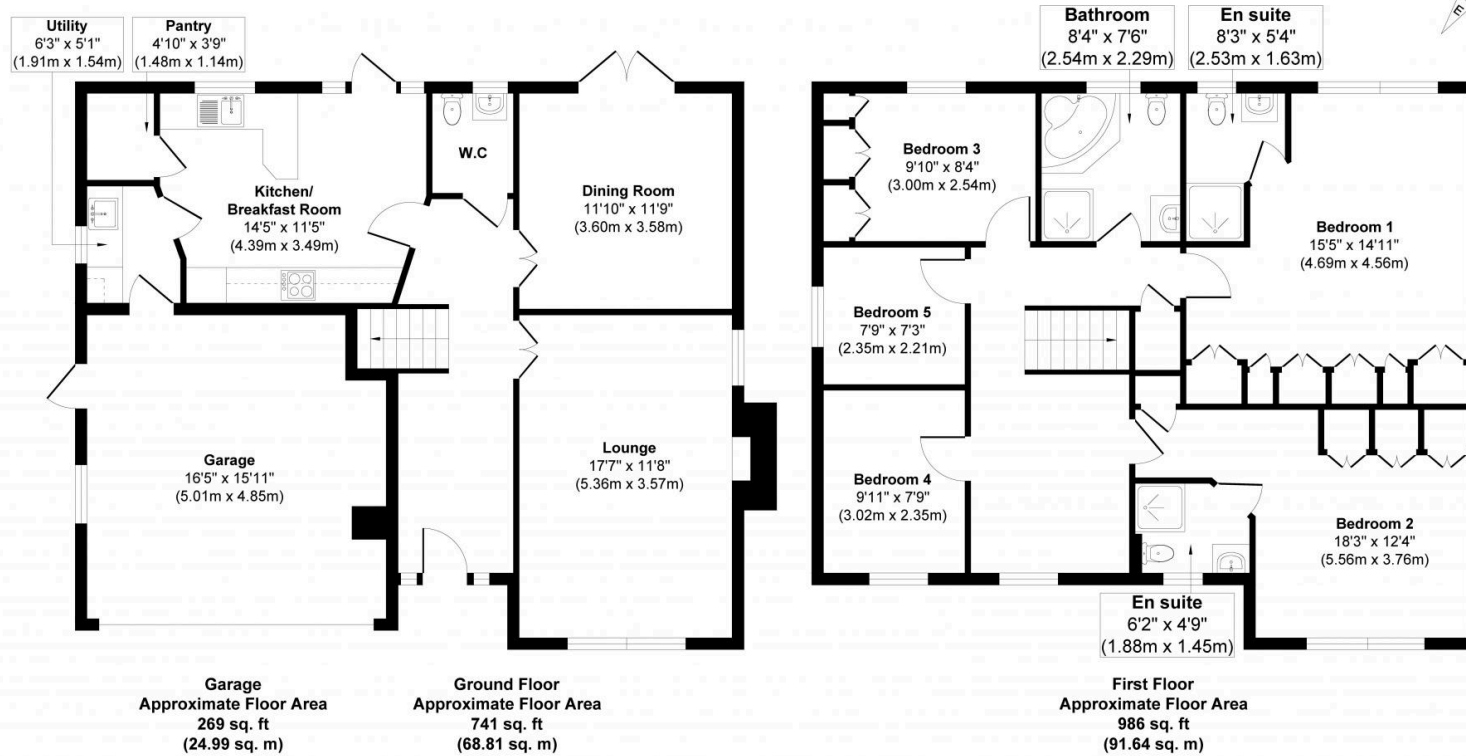
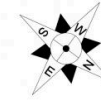


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