

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

Offers Over £400,000

Stephensons
estate agents & chartered surveyors

Back Lane, York YO43 4AP

Est. 1871

Offers Over £400,000

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.

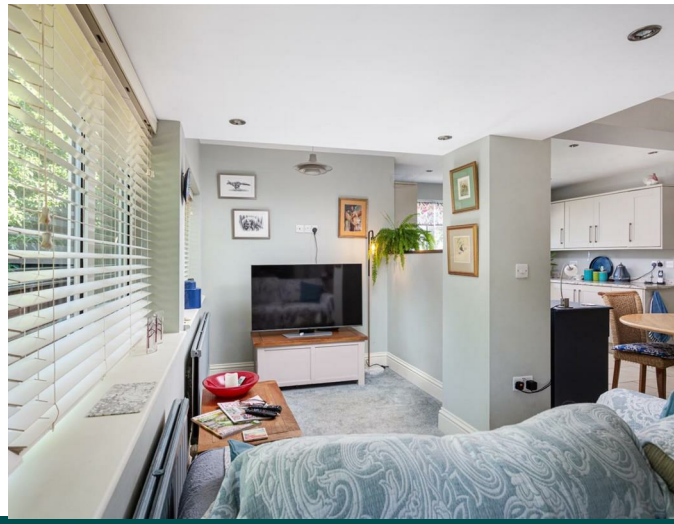
The garden room sits adjacent to the kitchen, providing a perfect reading nook. The room is surrounded in UPVC double glazed windows with UPVC patio doors providing access to the rear garden.

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







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











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.

Holme-on-Spalding-Moor is a charming, traditional East Yorkshire village, ideally positioned between the historic city of York and the beautiful Yorkshire Wolds. Surrounded by open countryside and enjoying a peaceful rural atmosphere, the village offers an appealing balance of country living and convenient access to a range of nearby market-town and city amenities. Its location is particularly attractive for those who enjoy walking, cycling and the outdoors, while still appreciating the convenience of having York, Pocklington and the wider Yorkshire region within easy reach.

The village itself offers a lovely selection of local amenities, including Holmemade Bakery, Laverack & Son's Butchers, Holme Brew Café and the traditional Ye Olde Red Lion pub. The village is also home to All Saints' Church, a historic Grade I listed building which adds to the character and heritage of the area, helping to create a welcoming and established village atmosphere.

Pocklington – approximately 7–9 miles away (15–20 minutes by car)

The nearby market town of Pocklington provides an excellent range of everyday amenities and retains a traditional, welcoming market-town feel. The town offers a variety of independent shops, supermarkets, cafés and restaurants, alongside GP and dental services, pharmacies and other essential healthcare facilities.











Pocklington is particularly well known for Pocklington School, a prestigious and long-established independent school with an excellent heritage, making the town an attractive location for families considering independent education.

There is also plenty to enjoy in terms of leisure and recreation, with local sports clubs, fitness facilities and community activities. Pocklington Arts Centre provides a popular cultural hub, hosting cinema screenings, theatre productions, live performances and events throughout the year. Another notable attraction is Burnby Hall Gardens, a beautiful and peaceful setting renowned for its ornamental lakes, gardens and internationally recognised water lily collection.

York – approximately 30–40 minutes by car

The historic city of York is also within comfortable driving distance, offering an extensive range of shopping, dining, entertainment and cultural attractions. The city boasts an excellent mix of high-street retailers, independent boutiques, designer shops and shopping centres, alongside an extensive choice of restaurants, wine bars, traditional pubs and cafés.

Rich in history and character, York is home to some of the country's most recognisable attractions, including York Minster, the Shambles, numerous museums, galleries and historic landmarks. The city also offers a vibrant social and cultural scene, with theatres, live music, cinemas, festivals and sporting events throughout the year.

For families, York provides a wide choice of schools, colleges and universities, while its railway station offers excellent national connections to destinations including Leeds, Manchester, London and Edinburgh.

Overall, the location offers the best of both worlds: the tranquillity and community feel of traditional village living, with the convenience of Pocklington's everyday amenities and the extensive shopping, education, employment and leisure opportunities available in York.

*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.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.





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Partners:

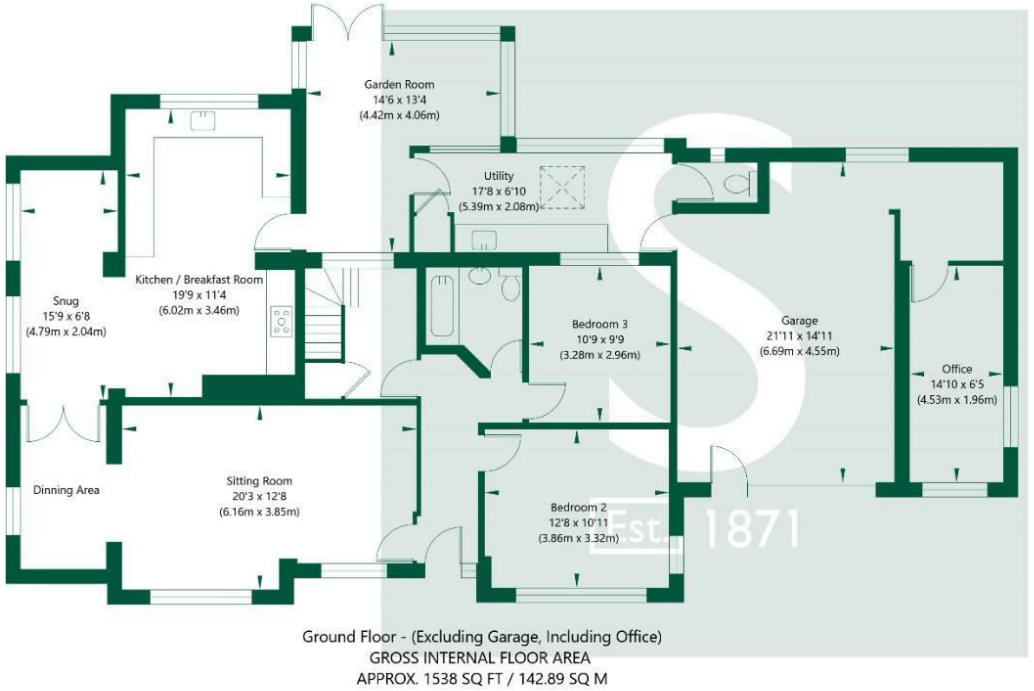
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
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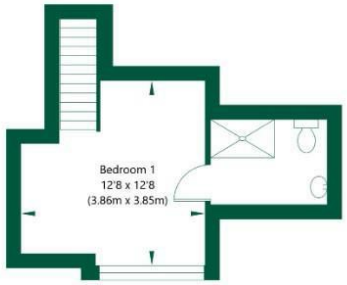
N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

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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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