



RM  
English

**Selby Road, Holme On Spalding Moor, York, YO43 4EU**

- A beautifully presented family home oozing character & charm
- Contemporary kitchen/diner with a bay window & log burner
- Living room with dual aspect windows
- Utility room with white goods & a w/c
- Three bedrooms, two with built in wardrobes
- Contemporary family bathroom
- Substantial fully enclosed garden with an indian stone patio
- Garage with an electric roller door
- Brock built shed
- EPC = C

## Guide Price £425,000

Situated in the heart of Holme on Spalding Moor is this beautifully renovated three-bedroom detached family home. With origins believed to date back to the 1900's it offers an exceptional blend of period charm, contemporary living, high-quality modern upgrades and generous living space. This impressive home presents a superb opportunity for those seeking character, comfort and convenience in equal measure.

The village is popular with families and commuters alike, and benefits from a wide range of amenities including local shops, a post office, public houses, takeaways, a well-regarded primary school and sports facilities. The village hall and community groups host regular events, creating a strong sense of community, while the surrounding countryside provides picturesque walks and outdoor pursuits. The location is particularly convenient for commuters, with easy access to the A614 and A63, linking to York, Hull, Beverley and the wider motorway network including the M62.

The heart of the home is the impressive kitchen/diner, designed with both everyday family life and entertaining in mind. This extremely modern space enjoys a charming bay window and features a log burner, creating a welcoming focal point. A central island with a quartz worktop incorporates a five-ring induction hob and is complemented by an undercounter fridge and freezer. There are two AEG ovens and an extensive L-shaped worktop with a recessed sink and drainer, providing ample preparation space and a sleek, contemporary finish. There is a utility room at the rear which has three separate worktops, a w/c, dishwasher, washing machine, dryer and door out to the rear garden.

The living room is spacious with dual aspect windows and a log burner at the centre of the room, perfect for the colder winter months. Most of the ground floor has been laid with stylish parquet flooring that adds a real touch of class.

To the first floor, a central landing leads to three well-proportioned bedrooms, all offering flexible accommodation for growing families, guests or home working. In addition two of the bedrooms have built in wardrobes. The family bathroom comprises of an egg shaped bath, walk in double shower with rainfall shower head, brass heated towel rail and a hand basin with storage below.

Externally, the property continues to impress with a substantial detached garage with an electric roller door providing excellent storage, workshop potential or secure parking, along with a separate brick built shed ideal for additional storage or hobby use. The garden is fully enclosed by a new fence and is mainly laid to lawn with a lovely Indian stone patio seating area in one corner. There is additional off street parking on the drive for multiple cars.





**A STUNNING PERIOD HOME SITUATED ON A GENEROUS PLOT**



**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**



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			
		70	79
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:  
Reference: 2603



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Offices in York, Pocklington and Market Weighton

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**Approx. Gross Internal Floor Area 1471 sq. ft 136.62 sq. m**  
**Garage 463 sq. ft / 43.04 sq. m**  
**Outbuilding 97 sq. ft / 9.03 sq. m**  
**Total 2031 sq. ft / 188.69 sq. m**

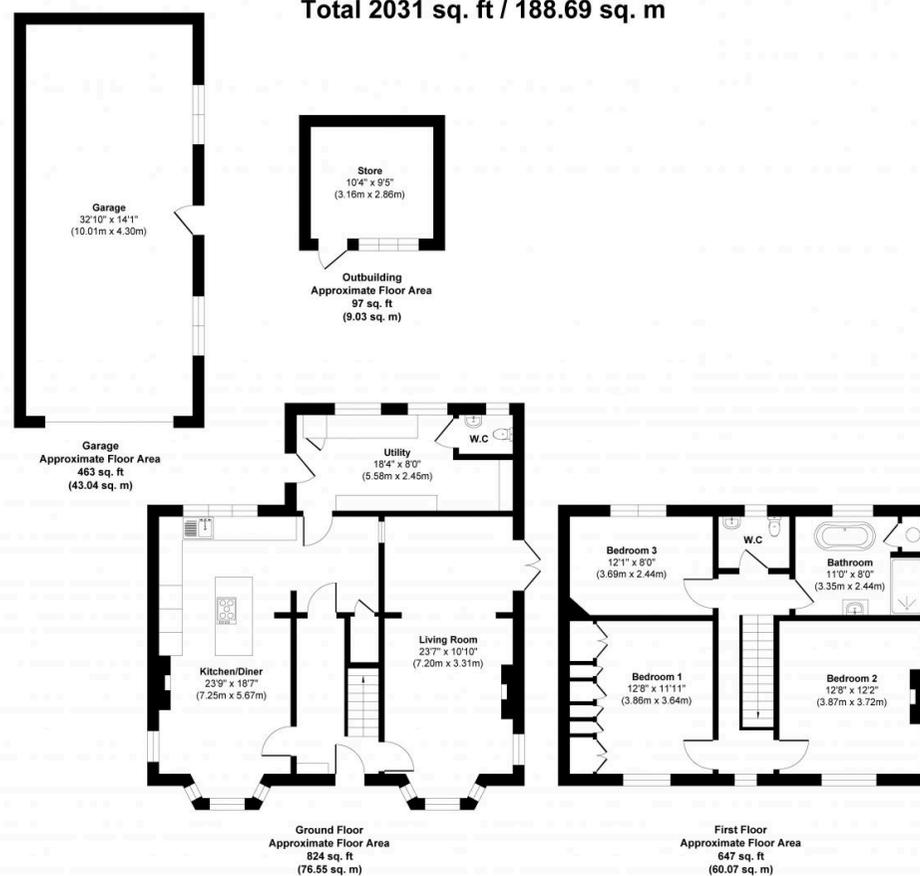


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