

RM
English



Old Tatham, Holm On Spalding Moor, York, YO43 4BN

- No Onward Chain • A beautifully presented family home with a good size rear garden • Living room with an open fire • Dining room with a sliding door out to the rear garden • Kitchen with built in appliances & storage • Ground floor w/c • Three bedrooms • Family bathroom • Garage, store & off street parking on the drive • EPC = D

Guide Price £275,000

Old Tatham is tucked away in the popular village of Holme on Spalding Moor, an attractive cul de sac with a strong community spirit and easy access to the centre of the village. There is a good range of everyday amenities including a primary school, local shops, public houses and a doctors' surgery. The village is well placed for commuters, with easy access to the A614 and A63, providing direct links to York, Beverley, Hull and the wider East Yorkshire area, while nearby Market Weighton offers further shopping and leisure facilities.

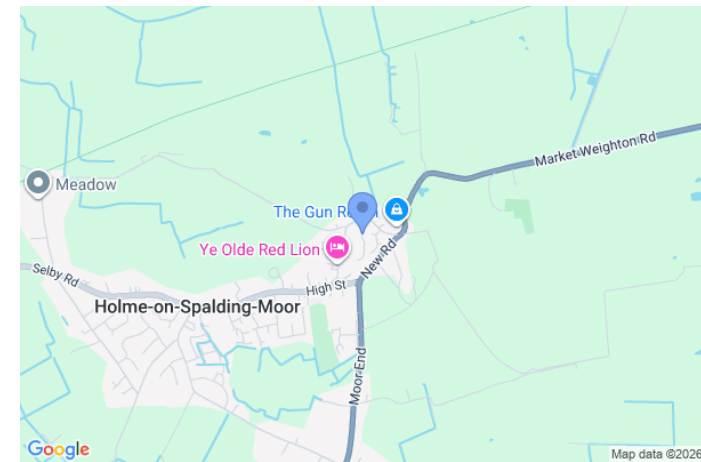
This three bedroom detached house sits on a generous plot and has been freshly updated with new carpets throughout, ready for immediate occupation.

On entering you will see stairs rising to the first floor, a corridor leading to the kitchen and a door on the right that gives access to the living room. The living room has a cast iron open fireplace at its centre, the perfect addition for the colder winter months. There are timber double doors that open to the formal dining room at the rear of the property. This room could be used as another sitting area, games room or home office if a formal dining room isn't required. There is a sliding door that opens to the rear garden.

The kitchen is fitted with a range of storage units, a U shaped worktop, double oven, four-ring gas hob and a dishwasher. A window provides views over the rear and a door gives access to the garden. A w/c completes the ground floor.

Upstairs, the first floor offers three bedrooms, including a generous master. The third bedroom could be used as a home office, if home working is required. The accommodation is completed by a house bathroom fitted with a bath, floating hand basin, w/c and chrome heated towel rail.

Externally, the property benefits from a driveway providing off-street parking for multiple cars and a low-maintenance frontage, while the overall plot offers scope for personalisation to suit a new owner's needs. The integral garage and adjoining store provide excellent storage or potential for hobby space.





A FANTASTIC FAMILY HOME WITH NO ONWARD CHAIN



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		
	65	72
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		
	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 D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Old Tatham, Holme-on-spalding-Moor, York, East Yorkshire, YO43 4BN

Reference: 2534



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

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Approx. Gross Internal Floor Area 925 sq. ft / 85.90 sq. m
Garage/Workshop 167 sq. ft / 15.49 sq. m
Total 1092 sq. ft / 101.39 sq. m

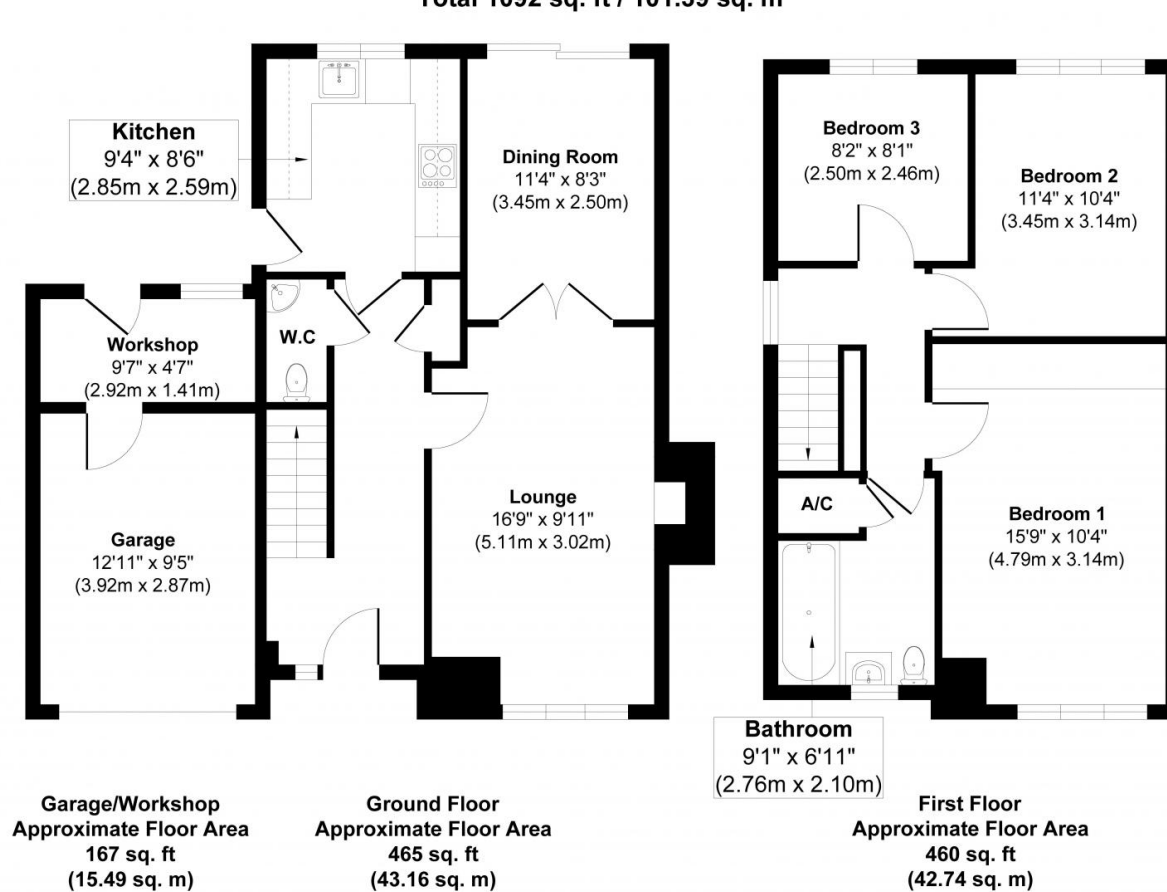


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