



Wold View, Spen Lane, Holme on Spalding Moor, YO43 4AQ

- Stunning four bedroom detached family home • Beautifully presented and immaculately maintained throughout • Spacious open-plan kitchen, living and dining area • Spacious living room • Useful utility room & downstairs W.C. • Master bedroom with en suite • Two more double bedrooms and a versatile fourth bedroom • Modern family bathroom • Landscaped rear garden & off street parking • EPC = C

Guide Price £375,000

An exceptional four bedroom detached family home located in the ever popular and well serviced village of Holme on Spalding Moor. Beautifully presented throughout and immaculately maintained by the current vendors, this impressive property offers stylish, modern living with generous accommodation and a stunning rear garden.

Upon entering, you are welcomed by a spacious and inviting entrance hall, providing ample space for storing coats and shoes and setting the tone for the quality found throughout the home.

The heart of the property is the superb open-plan kitchen, living and dining area, perfectly designed for contemporary family life and entertaining. The kitchen is both elegant and practical, flowing seamlessly into the living space and then dining space, with bi-fold doors opening onto the recently re-designed rear garden, creating an effortless indoor/outdoor connection.

Adjoining the kitchen is a useful utility room, ideal for everyday practicality.

A separate living room offers a versatile additional reception room, perfect as a cosy lounge or playroom.

The downstairs W.C. completes the ground floor accommodation.

To the first floor, the property boasts three generous double bedrooms and a fourth single bedroom, ideal for use as a nursery, gym or home office. The master bedroom benefits from a modern en suite, while a stylish family bathroom serves the remaining bedrooms.

Externally, the home continues to impress with a fantastic rear garden, recently landscaped and offering an excellent space for both relaxation and entertaining. To the front, there is off-street parking for multiple vehicles, adding to the convenience of this superb family home.

This outstanding property combines space, style and location, making it an ideal choice for those seeking a turn-key home in a desirable village setting. Early viewing is highly recommended.





BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME



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

Environmental Impact (CO ₂) Rating		
	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	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:
Reference: 2550



rmenglish.co.uk



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

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

Approx. Gross Internal Floor Area 1581 sq. ft / 146.87 sq. m

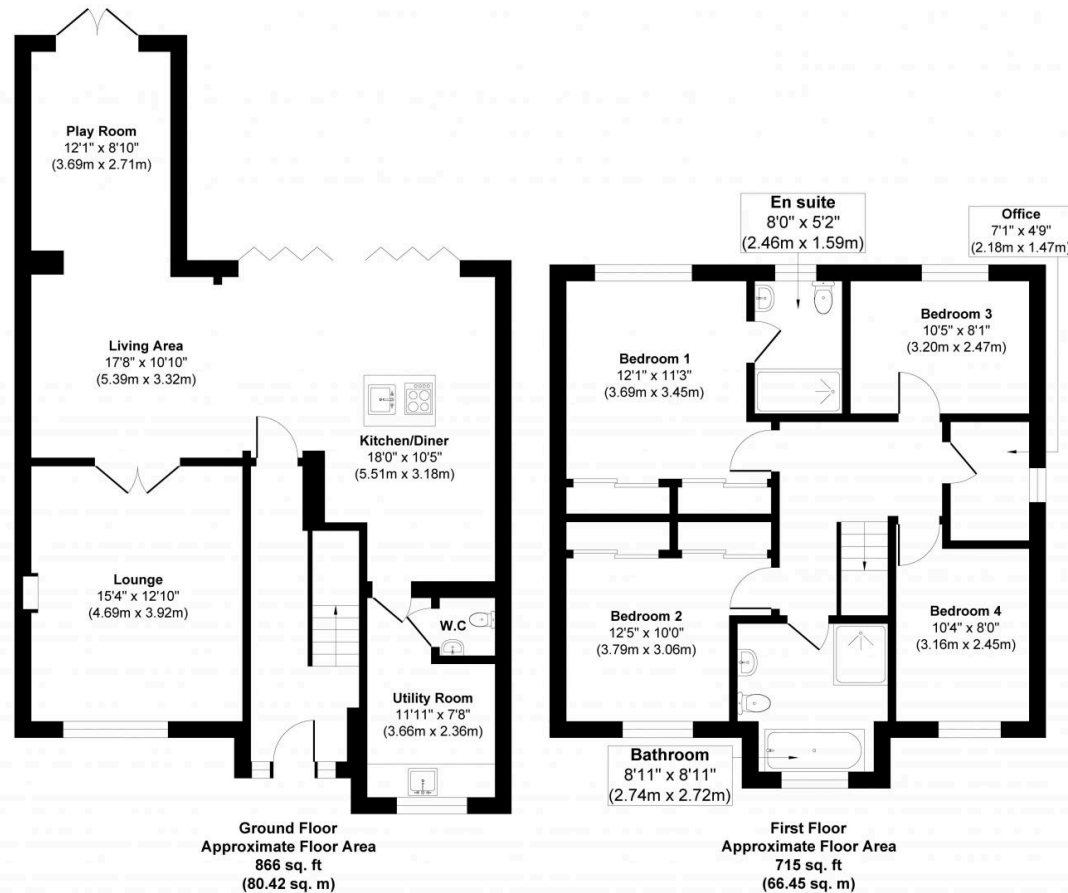


Illustration for identification purposes only, measurements approximate, not to scale.
Copyrighted and Produced by MS Property Marketing.

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.