



**Chapel Garth, Holme-on-Spalding-Moor, York, East Yorkshire, YO43 4EG**

- No Onward Chain • A unique setting offering a rare sense of privacy and calm • Modern kitchen with adjoining utility room • Spacious living room with feature fireplace and bay window • Separate dining room with patio doors • Four generous double bedrooms and family bathroom • Master bedroom with en-suite • Private rear garden with patio seating area • Garage and double driveway parking • EPC = C

## Guide Price £385,000

Tucked away within a quiet and secluded residential setting, this beautifully presented four bedroom detached family home offers an exceptional blend of generous proportions, stylish interiors and a wonderfully private position, all within a village renowned for its excellent local amenities. Extending to over 1,600 sq ft, the property has been thoughtfully maintained and tastefully updated to create a home that is ideal for modern family living.

A welcoming entrance hall sets the tone, leading through to a superbly proportioned bay-fronted living room, flooded with natural light and centred around an attractive fireplace.

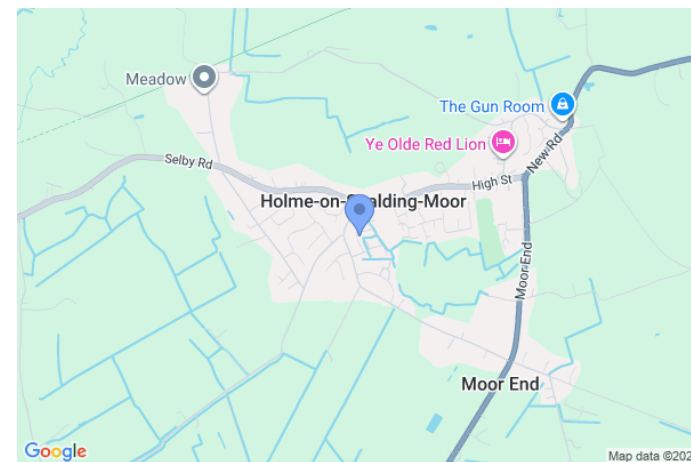
Adjacent is a separate formal dining room with doors opening onto the garden, ideal for entertaining or family gatherings.

At the heart of the home sits a beautifully appointed kitchen, offering an excellent range of fitted units, integrated appliances, generous workspace and ample room for informal dining, with the added benefit of a separate utility room and ground floor cloakroom/W.C.

To the first floor, a spacious landing gives access to four well-proportioned double bedrooms, providing flexibility for growing families, visiting guests or those working from home. The impressive master bedroom enjoys its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property continues to impress. To the front is a double driveway and garage, while to the rear lies a beautifully established garden. Private, mature and wonderfully landscaped, this space creates a peaceful outdoor retreat with lawn, patio seating areas and colourful planted borders. Facing onto open green space, the setting offers a rare sense of privacy and calm.

Situated in one of East Yorkshire's most sought after villages, renowned for its excellent amenities, strong community feel, highly regarded schooling and superb transport links, this is a home that offers the best of village living without compromise.





**BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME**



**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			
		72	81

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 E

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:  
Reference: 2683

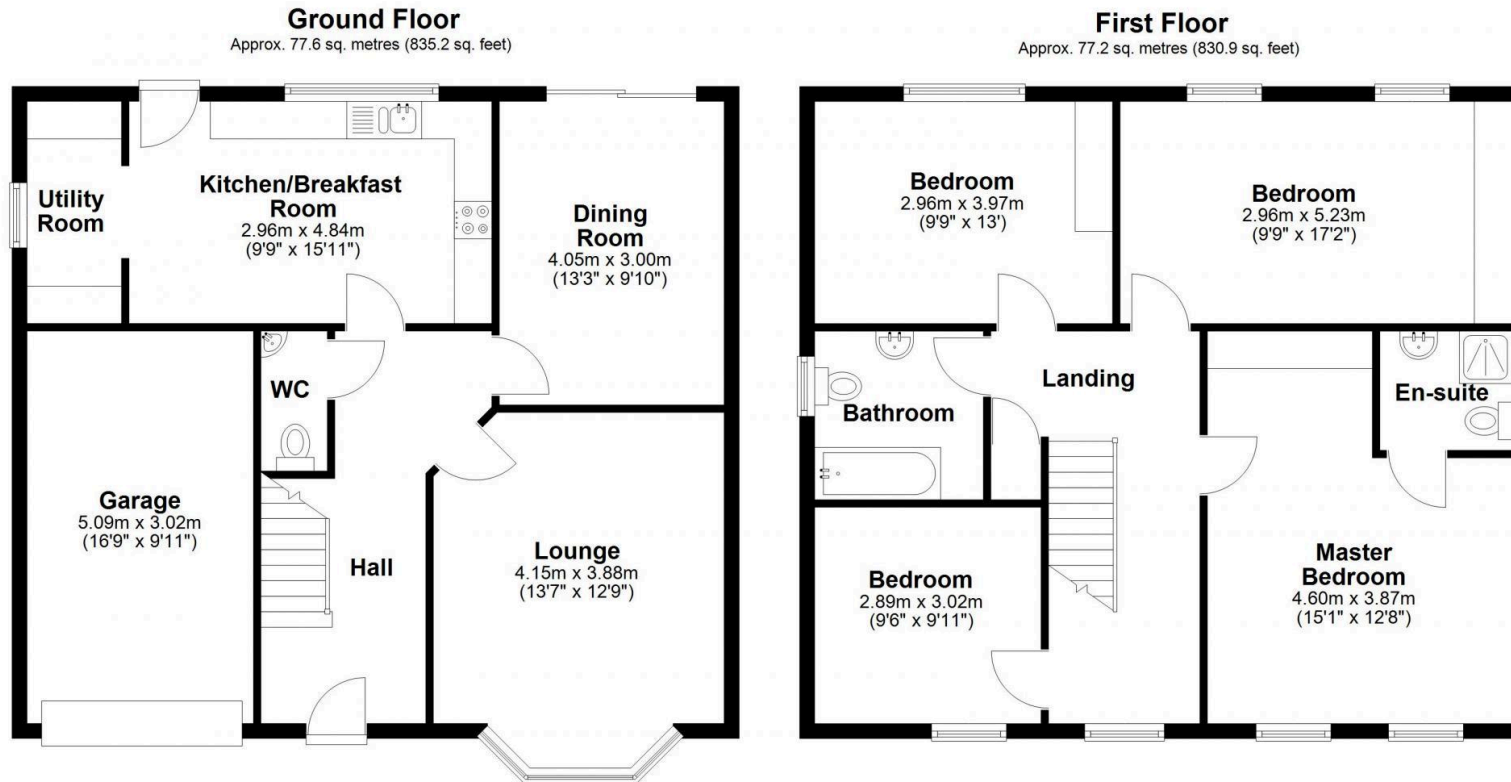


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Total area: approx. 154.8 sq. metres (1666.0 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases. Plan made with PlanUp. Plan produced using PlanUp.

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