



- No Onward Chain • A substantial detached bungalow with a double garage • 16 solar panels & 2 solar thermal panels
- Large living room with a cast iron gas fire • Kitchen with fitted appliances & storage • Formal dining room that could be used for alternative purposes • Four double bedrooms, the master benefitting from an en-suite & walk in wardrobe • Family bathroom • Lawned garden, timber shed & open fields to the rear • EPC = B

Guide Price £399,950

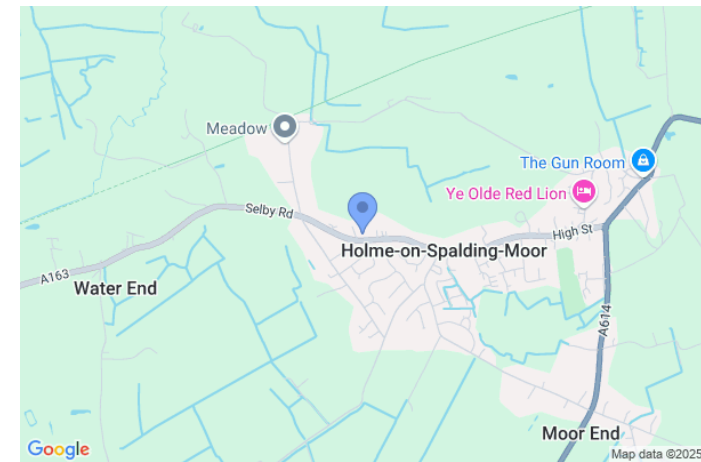
If you are looking for single storey living, want an abundance of internal space, like the idea of being close to amenities, then look no further as this could be the bungalow you have been waiting for. The property has been a much loved family home for a number of years but it is now time for someone new to come in and inject their own style and flare. The vendors have fitted 16 solar panels and two solar thermal panels to the roof, so if you like the idea of producing green energy then this will not disappoint. This lovely home is offered to the market with No Onward Chain so a viewing is highly advised to fully appreciate everything it has to offer.

On entering you will see multiple doors, the first of which opens into the living room. This room is extremely spacious, with dual aspect windows that allow an abundance of light to enter, whilst an attractive cast iron gas fire can be found at its centre. Immediately adjacent is the dining room although it could be used as a bedroom, home office or games room.

Moving down the hall you will find the kitchen. There is an L shaped worktop that incorporates a five ring gas hob and a sink with drainer. There is a single oven, dishwasher and space for an under counter fridge. A breakfast bar can be found to the other side of the room with built in storage behind. A door provides access to the side garden.

At the rear of the property you will find four double bedrooms. One has a set of sliding doors that open to a raised decking area whilst another has built in wardrobes. The master has a walk in wardrobe and an en-suite comprising double shower, low level w/c and a hand basin with storage below.

There is a double garage which can be accessed from the property and has a single double door that opens to the drive. There is a loft within that has lighting and is extremely spacious. Externally there is a lawned garden to the rear which is enclosed by a fence, whilst a large decked area provides the perfect place for entertaining. In addition, there are open fields to the rear, a timber garden shed and a gravelled drive which is shared with the neighbouring property.





A SUBSTANTIAL BUNGALOW WITH 16 SOLAR PANELS AND 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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Selby Road, Holme-on-spalding-Moor, York, YO43 4ES
Reference: 2105

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 Mains water, electric, gas & drainage.

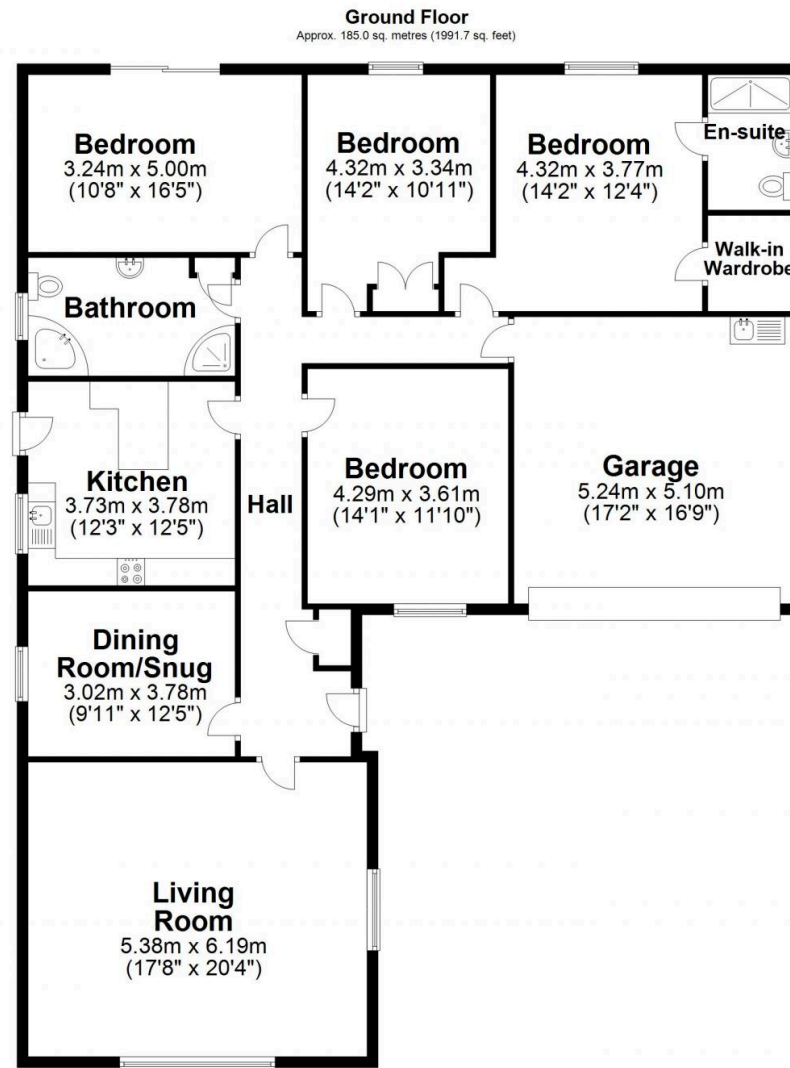


rmenglish.co.uk



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

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



Total area: approx. 185.0 sq. metres (1991.7 sq. feet)

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

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.