

Harford House, Old Road, Holme-upon-Spalding Moor, East Yorkshire, YO43 4AD



£1000 PCM

This large 4 bedroom detached property stands on a plot of roughly $\frac{3}{4}$ acre and is in the heart of the popular East Yorkshire village of Holme upon Spalding Moor. The property benefits from a living room, dining room, dining kitchen, ground floor bathroom and day room whilst to the first floor there are 4 double bedrooms and a family bathroom. Outside of the property are extensive gardens with a double gravelled driveway, one leading to a large garage and to the rear of the property is a block of stables. Early viewings are highly recommended to appreciate the quality and size on offer.

Entrance Door

To:

Hallway

Stairs to first floor, under-stairs storage cupboard, radiator, original coving.

Living Room

4.72m (15'6) into bay window x 3.96m (13')
Bay window to front with sash windows, sash window to side, feature open fireplace with marble surround, 2 radiators, feature coving and skirting.



Day Room

4.70m (15'5) into bay window x 3.98m (13'1)

Bay window to front with sash windows, sash window to side, real flame gas fireplace in feature surround, 3 radiators, feature coving and skirting.



Dining Room

4.47m (14'8) x 3.57m (11'9)

2 sash windows to side, real flame gas fire in feature surround, radiator, feature coving and skirting.



Bathroom

Panelled bath with shower over and glass shower screen, low flush WC, wash hand basin in vanity unit with side cupboards, sash window to rear, radiator, storage cupboard, brass towel rail, set in part-tiled surrounds.

Kitchen

4.24m (13'11) x 4.47m (14'8)

Rear hallway, tiled floor, ceiling coving, radiator, storage cupboard.



Utility

Roll edged worktops, plumbing for automatic washing machine, plumbing for large American style fridge.

Play Room

3.29m (10'10) x 3.96m (13')

Window to front, French doors opening to rear garden, tiled floor, radiator, ceiling coving.

First Floor Landing

Sash window to side, ceiling coving.

Bedroom

3.96m (13') x 4.36m (14'4)

Sash window to side and rear, ornamental fireplace and surround, ceiling coving.

AGENTS NOTE

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. **Fixtures, fittings** and other items are not included unless specifically described. **All measurements**, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.

**Grays & Co is a trading name of Grays & Co (Yorkshire) Ltd. Registered in England No 5306239.
Registered Office: 12 Market Place, Beverley, HU17 8BB**

Harford House, Holme upon Spalding Moor, Rental Details

Bedroom

4.36m (14'4) x 3.98m (13'1)

Sash window to side and rear, feature fireplace with surround, radiator, ceiling coving.

Bedroom

4.24m (13'11) x 3.62m (11'11)

Range of built-in wardrobes, 2 sash windows to front, radiator, ceiling coving.

Bathroom

Feature bath with mixer taps and shower attachments, low flush WC, pedestal wash hand basin, airing cupboard set in part-tiled surrounds, radiator.



Master Bedroom

4.36m (14'4) max x 4.49m (14'9) max

Sash window to side, feature fireplace with surround, ceiling coving.



En-Suite

Wash hand basin set in vanity unit, storage cupboard housing boiler.

Outside

To the front is a lawned garden whilst to each side is a gravelled drive on the left leading to a brick built garage which has an up and over door. To the rear is a storage shed whilst to the right is a gravelled driveway leading to the front of the property. To the rear is an original slab paved area with landscaped surround. There is a large lawned garden and a block of stables.



AGENTS NOTE

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract.

Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures, fittings and other items are not included unless specifically described.

All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.

Grays & Co is a trading name of Grays & Co (Yorkshire) Ltd. Registered in England No 5306239.

Registered Office: 12 Market Place, Beverley, HU17 8BB