



Spittal, Nr Fangfoss, York

- No Onward Chain
- A beautifully presented modern family home with underfloor heating throughout
- Open plan kitchen, living, dining area with a utility off
- Formal living room with a log burner and a separate games room/home office
- Conservatory and a ground floor cloakroom
- Four double bedrooms one of which benefits from an en-suite
- Stunning family bathroom
- Extensive lawned garden with a dual access drive to the front
- Integrated double garage with electric doors and an office with partition walls that can be removed
- EPC = C

Guide Price £660,000

If you are looking for an extremely stylish and modern family home, with quick access to Pocklington, then look no further. This stunning home has been completely renovated by the current vendors to create lovely open plan living areas alongside individual rooms that provide a more cosy feel. Every room within the property benefits from underfloor heating and is a good size, so space will definitely not be an issue, especially if you have a growing family. Glass has been used throughout the property which allows an abundance of natural light to enter. If you require outside space for young children or pets to run around then you will not be disappointed by the substantial garden that is on offer. This property will be extremely popular, so an early viewing is highly recommended to avoid disappointment.

Entering through the front door you find yourself in a spacious entrance hall with a room to either side. The first room is a cosy living room with a log burner at its centre and a bay window to the front. The other room is currently set up as a games room but is extremely versatile and could be used a large home office or formal dining room if required. The entrance hall opens up into the open plan kitchen/living/dining area which is both breathtaking and practical. To the right hand side of this room you will see that there is a living area with an ethanol fire, the centre of the room has been used as a dining area whilst the kitchen and utility can be found on the left hand side. There is a good sized conservatory with a ceiling lantern off the seating area, perfect for entertaining in the summer months.

The kitchen is fully fitted with a range of appliances including two Neff single ovens, a microwave oven, a four ring induction hob, a Hoover dishwasher, a full height Neff fridge and a freezer. To one side of the kitchen is a full wall of built in storage which also contains some of appliances listed. To the other side there is a quartz worktop that incorporates a stainless steel sink, whilst there is further storage below. There is a central breakfast island which again has a quartz worktop and doubles up as a breakfast bar. The utility room again has a worktop which incorporates a sink with space below for a washing machine and tumble dryer. In addition there is a cloakroom with low level w/c and a hand basin. There is a door that opens to the integrated double garage which has partially been converted to a non permanent home office that could be removed if required. There are two electric up and over doors that open to the gravelled drive.

To the first floor there are four double bedrooms one of which has an ensuite comprising of a bath, corner shower with rainfall shower head, w/c and pedestal hand basin. A family bathroom comprising of a large walk in double shower, bath, hand basin with storage below, low level w/c and a chrome heated towel rail completes the internal accommodation.

Externally the rear garden is extensive and is primarily laid to lawn. To the borders there are mature trees and shrubs which provide a great deal of privacy. There is a bed to the right hand side of the garden that is currently not being used but could be perfect as a vegetable growing area. The vendors have turned one corner of the garden into a children's play area. There is a gravelled driveway with two entrances and provides space for at least ten cars.

Location

Spittal is located 0.4 miles from the small village of Fangfoss which is 3 miles North West of the market town of Pocklington, 13 miles East of the City of York and the M62 at Howden is 18 miles to the South. Fangfoss has a highly regarded primary school, nursery, church and public house (All mileages are approximate.)

Agents note:

There are 16 freehold solar panels on the roof that generate approximately £600 - £700 p.a





A STUNNING FAMILY HOME WITH AN EXTENSIVE REAR GARDEN



R M English Ltd, 18 Castlegate, York, YO1 9RP Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		74
(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	

Environmental Impact (CO ₂) Ra		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A	0	0
(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 F

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Oil fired central heating.



Address: Spittal, Nr Fangfoss, York
Reference: 681

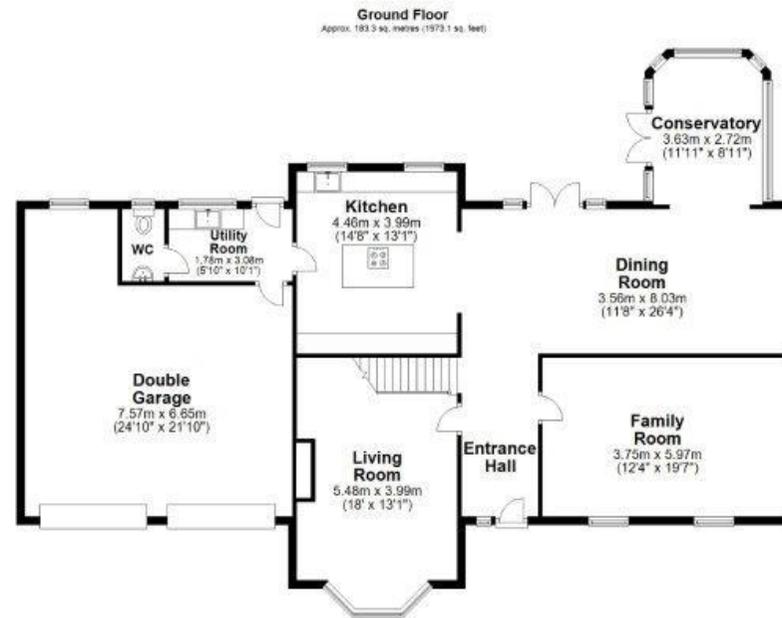


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Total area: approx. 291.1 sq. metres (3133.2 sq. feet)
All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanIt®

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