Maple Cottage, York Road, Hayton, York, YO42 1RJ

• CURRENTLY UNDER CONSTRUCTION • SPACIOUS SEMI-DETACHED HOUSE • LIVING ROOM • DINING KITCHEN WITH ISLAND AND FAMILY AREA • STUDY • DOWNSTAIRS CLOAKROOM • FOUR DOUBE BEDROOMS • ENSUITE PLUS FAMILY BATHROOM • LONGER THAN AVERAGE INTEGRAL GARAGE • GAS CENTRAL HEATING uPVC DOUBLE GLAZING • EPC RATING = B •

Asking Price £285,000

Maple Cottage is one of four semi-detached properties currently under construction in the village of Hayton with good commuting links to York, Hull and the M62, and built to a high specification. Should you commit at an early stage you will have the choice of kitchen units, tiles and flooring.

Offering spacious accommodation including open plan dining kitchen with island and family area, having bi-fold doors to the rear garden. There is a good sized living room with bay to the front, a study and downstairs cloakroom.

To the first floor are four double bedrooms, the master having an ensuite shower room. The family bathroom has a bath, separate shower cubicle, hand basin and WC.

The property has uPVC double glazing and gas central heating with under floor heating to the ground floor. The integral garage is longer than average and has plumbing for a utility area.

To the rear is a paved patio area extending to lawned garden that is fully enclosed.

Photographs shown are computer generated images and are not guaranteed to be exact upon completion. Dimensions are taken from architect drawings and are for guidance purposes only.

Contact us to arrange a site visit and be a part of creating your dream home.

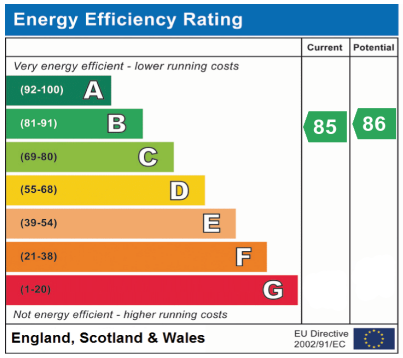
Location

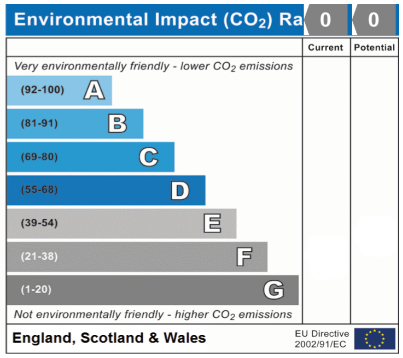
Hayton is a pretty village situated between the market towns of Pocklington and Market Weighton. It is ideally placed for easy commuting distance to major road networks and the M62 motorway, as well as lying at the foot of the Wolds. There is a church, a petrol station, convenience store with Post Office, chinese restaurant and public house. More facilities can be found approximately 2 miles away in Pocklington. A regular bus service York to Hull runs through the village.

Directions

The development is on the left hand side as you enter the village from the York direction. There is a for sale board.

DALEMAIN HOMES





Address: York Road, Hayton, York

Reference: 799

Viewing strictly by appointment

Tenure Freehold

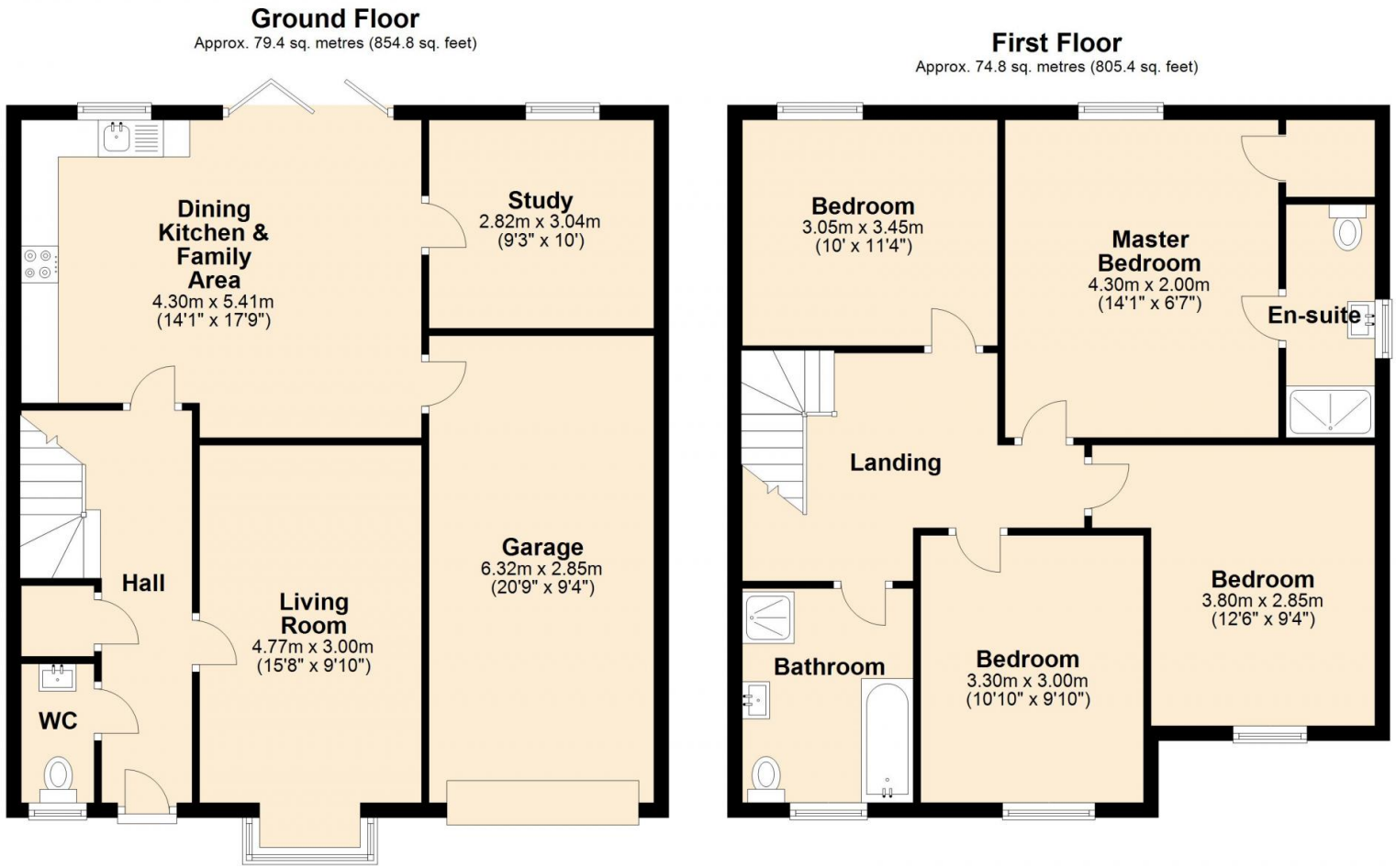
Council Tax Band Not Specified

Local Authority East Riding of Yorkshire Council

Services All mains services. Gas central heating.

RICS

OnTheMarket.com rmenglish.co.uk rightmove.co.uk



Total area: approx. 154.2 sq. metres (1660.1 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 PlanUp.

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