

RM
English



Melbourne Park, Melbourne, York, North Yorkshire, YO42 4QP

• No Onward Chain • A substantial family home with over 2800 sq ft of accommodation • Kitchen with a separate utility room • Three reception rooms & a cloakroom • Four double bedrooms, two with en-suites. Family bathroom • Enclosed rear garden with lawn and mature shrubs • Double garage with electric doors • Off street parking on the drive for multiple cars • Quarter of an acre plot • EPC = E

Guide Price £495,000

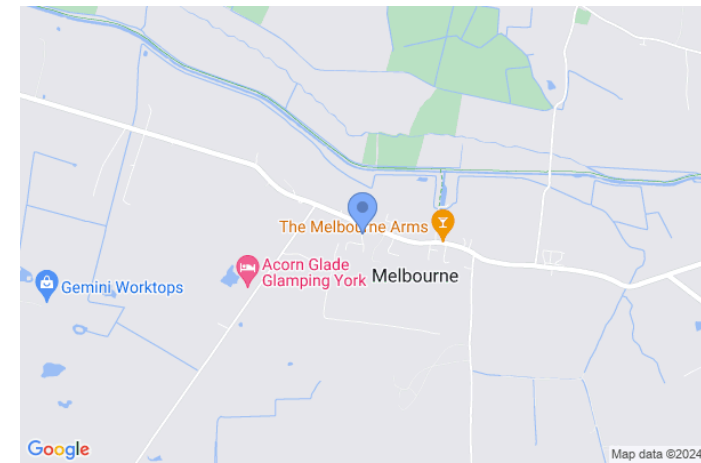
New House is a deceptively spacious family home providing just over 2800 sqft with a plot size of just under a quarter of an acre. The property has been a much loved family home but the time has now come for someone new to come in and put their own stamp on it. It is not very often that such great opportunities come to the market, so a viewing is highly recommended to fully appreciate everything that it has to offer. The property is offered to the market with No Onward Chain.

On entering you find yourself in a substantial hallway with stairs leading to the first floor and doors off to all sides. The first door on the right opens into a spacious kitchen which has been fitted with an L shaped worktop that incorporates a double stainless steel sink and a four ring electric hob. There is a built in double oven, various storage units and space for a breakfast table with chairs. A separate utility room can be found at the rear of the kitchen with space for various white goods and a worktop that incorporates a sink. From here you will see a door that leads to a covered passageway from which you can access the double garage which benefits from power, lighting and an electric roller door.

Moving back into the house you will find three good sized reception rooms, a dining room, a living room with an open fire and a snug. The wall between the dining room and kitchen could be removed to create a lovely open plan kitchen/diner if so desired. A cloakroom with a w/c and hand basin completes the ground floor.

On walking up the stairs to the first floor it is hard to not be impressed by the size of the bedrooms. The master bedroom is particularly impressive as it has fitted wardrobes, a dressing area that is ready to be fitted out and an en-suite comprising corner bath, w/c and pedestal hand basin. There are three further bedrooms, one of which has an en-suite shower room. A family bathroom comprising bath with shower over, low level w/c, pedestal hand basin and a bidet completes the internal accommodation.

Externally the rear garden is fully enclosed by a brick wall and a timber fence making its extremely private and secure. The lawn extends the full width of the property with a path to one side and multiple flower beds to the borders. In addition, there is a timber garden shed and a fish pond. To the front you will a good sized lawn and a substantial drive for multiple cars.

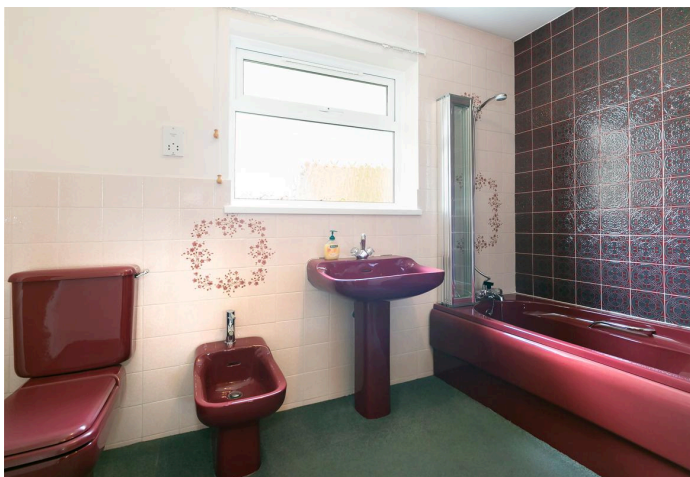




A SUBSTANTIAL FAMILY HOME WITH ATTRACTIVE GARDENS AND NO ONWARD CHAIN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



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			
		52	73

Environmental Impact (CO ₂) Ra		0	0
		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			

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating.



Address: Melbourne Park, Melbourne, York, North Yorkshire, YO42 4QP
Reference: 1687

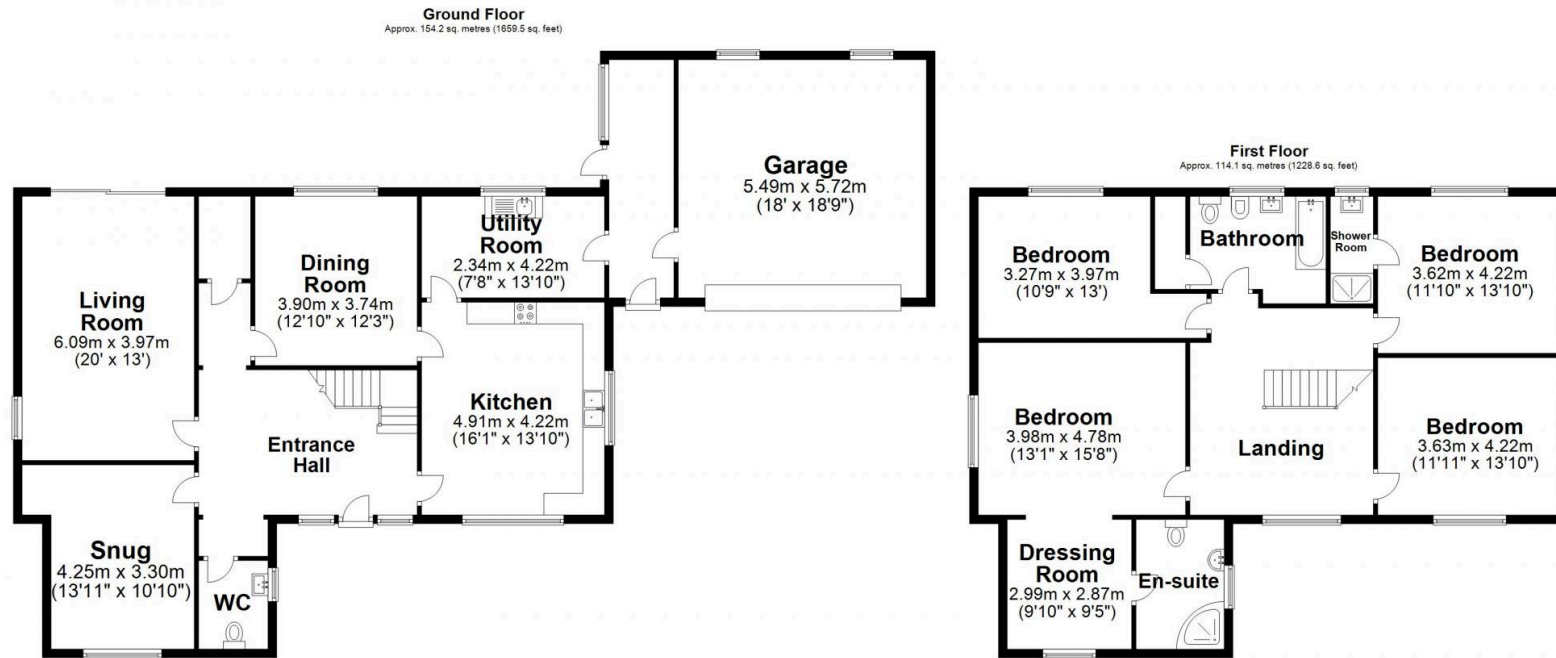


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Total area: approx. 268.3 sq. metres (2888.0 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanItUp.

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Disclaimer

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