



Gomersal Cottage, Melbourne, York, YO42 4QJ

- A beautifully presented family home in a highly desirable location
- Stunning open plan kitchen/living/dining area
- Living room with a log burner and dual aspect windows
- Snug with space for a log burner to be fitted. This room can be used as a bedroom
- Three double bedrooms, two of which have feature fire places
- Family bathroom
- Large rear garden with a workshop, shed, greenhouse and patio
- Chicken run
- Off street parking for multiple cars
- EPC = E

Guide Price £499,950

If you are looking for a change of lifestyle, like the idea of owning a property that is both contemporary and characterful, then look no further as this deceptively spacious cottage could be exactly what you have been waiting for. The current vendors have completely renovated the property over recent years, combining lovely cosy rooms alongside open plan living spaces, a feature that will surely appeal to the most discerning of purchasers. If you are wanting a good sized garden, then you will not be disappointed with the one that is on offer.

On entering you will see stairs rising to the first floor and a corridor on the right which provides access to two reception rooms. The first room is a snug which has a fireplace where a log burner could be fitted, whilst exposed timber beams can be found to the ceiling. This room is currently being used as a bedroom. The main living room has dual aspect windows and a Esse multi fuel burner at its centre, a great addition especially in the colder winter months.

To the other side of the entrance hall you will find the contemporary open plan kitchen/living/dining area. The sitting area is first which has a Velux roof light and an Arrow multi fuel burner to one side. Beyond is the dining area which can accommodate a substantial dining table with chairs, whilst bi-fold doors open to the patio seating area. There are two Velux roof lights over this area that provide additional natural light. The kitchen has an impressive central island that boasts a Caesarstone worktop that incorporates an AEG induction hob and has an abundance of storage below. There is an L shaped worktop with a recessed sink and various appliances including a Bosch dishwasher, an integrated washer/dryer and two AEG ovens. There is space for a large American style fridge/freezer.

Moving up to the first floor you will find three good size double bedrooms, two of which have feature fireplaces which add real character and charm, whilst another benefits from a Velux roof light. There is a large storage cupboard on the landing, whilst a family bathroom comprising underfloor heating, corner shower, bath, low level w/c, hand basin and chrome heated towel rail completes the internal accommodation.

Externally the rear garden is substantial with a patio seating area to one side, multiple vegetable growing beds and a large lawn with borders of mature shrubs. There is an open fronted timber workshop to the rear of the garden, a greenhouse, garden shed and a chicken run. To the front of the property there is off street parking for multiple cars and access to a brick built store.





A STUNNING PERIOD COTTAGE WITH A LARGE GARDEN



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	54	
(21-38)	F		
(1-20)	G		76
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

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



Address: Gomersal Cottage, Melbourn, York, YO42 4QJ
Reference: 1493

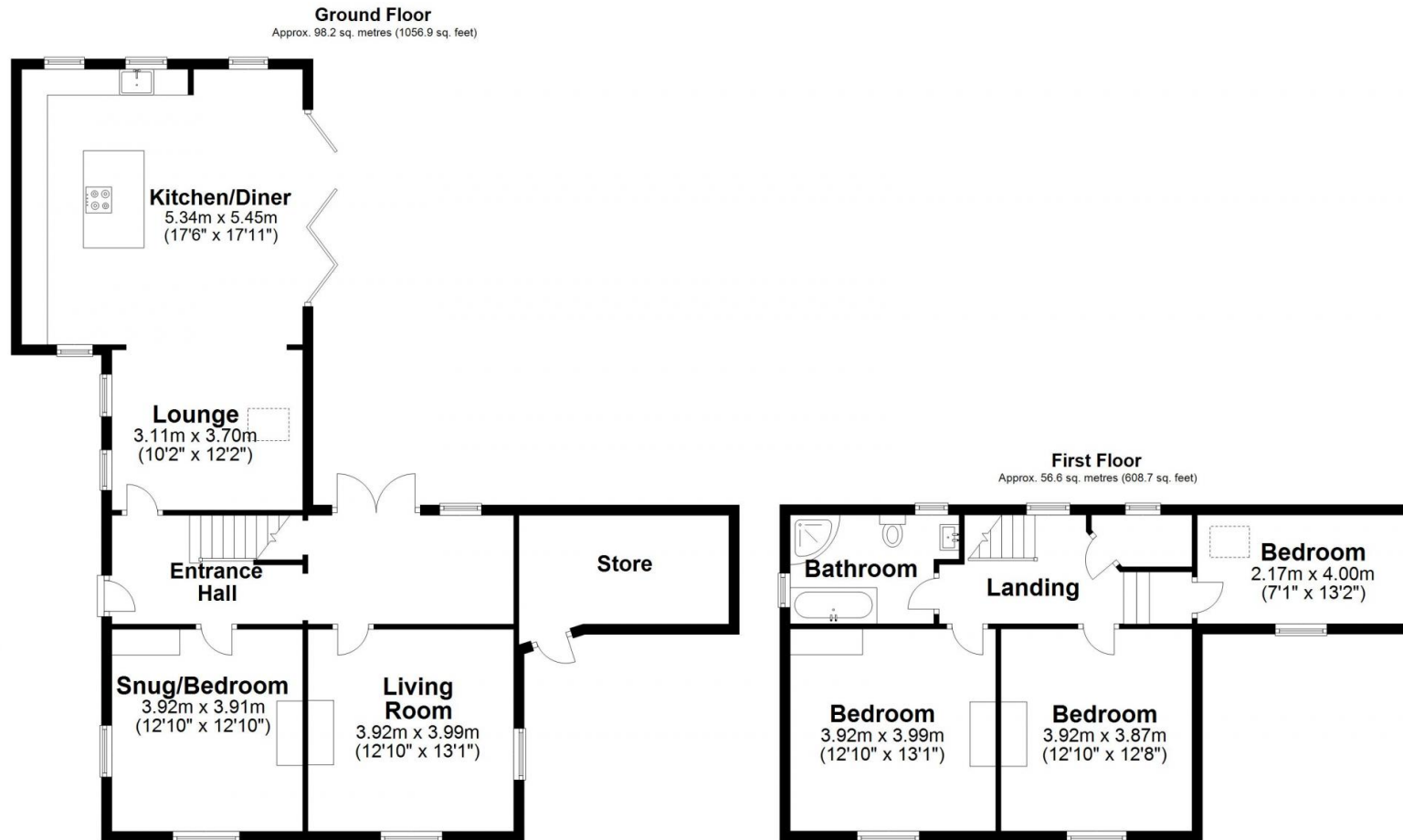


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Total area: approx. 154.7 sq. metres (1665.6 sq. feet)

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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