



Everingham, YO42 4JD



# Guide Price £530,000

This stunning property has been a much loved family home for many years and it is clear to see why. The current vendors style is both modern and minimalistic, something that will surely appeal to the most discerning of purchasers. If you are looking for a house with character then you will not be disappointed as there are exposed timber beams in many of the rooms, including the stunning vaulted ceiling with ship beams dating back to 1869 that can be appreciated from the entrance hall and landing. Not only is this property ready to move into without any work being carried out but it is also offered to the market with No Onward Chain.

Everingham has a very strong community spirit and hosts a variety of events throughout the year. The village hall is used for pub nights, functions and social occasions, so is the perfect place to meet new people. The village hall also has a tennis court immediately adjacent, a great activity for the summer months. The village is perfectly located for quick access to the M62 through Howden, which also benefits from its own train station with links across the country including London.

The entrance hall is extremely spacious with doors off to all sides and the stairs straight ahead leading to the first floor. It is here that you get the first glimpse of the stunning vaulted ceiling. The living room is to the left hand side with a window that provides views over the front garden and a sliding door at the opposite end that provides access to the patio seating area and garden. At the centre you will find an exposed brick fire place where a log burner could be installed, if so desired. To the other side of the hall there is a music room which could be used as a home office or games rooms. There is a good size formal dining room immediately adjacent but this too could be used for a variety of different purposes.

Moving through to the rear of the property you come into an inner hall with a large storage cupboard that has been partially shelved for wine and a second door that opens to a w/c. The kitchen/diner is lovely and light, with space at one end for a breakfast table with chairs. There is a large U shaped worktop that incorporates a four ring hob and a stainless steel sink with drainer. There are a variety of Bosch appliances including a fridge/freezer, double oven, dishwasher and a washer/dryer.

To the first floor you will find an attractive galleried landing which is not only spacious but light. There are four double bedrooms, three of which have built in storage whilst the master also benefits from an en-suite comprising shower, low level w/c, hand basin and heated towel rail. One of the bedrooms is currently used as a home office. A family bathroom comprising bath with shower attachment, low level w/c, hand basin with storage below and heated towel completes the internal accommodation.

At the front of the property there is a gravelled parking area which is accessed from the drive that is shared by five properties. There is space for multiple cars, a large double garage that has a workshop within, a lawned area with mature shrubs to either side and a path that runs from the gravel to the front door. The rear garden has a patio seating area, lawn to one side with borders of shrubs and a path that leads to the oil tank. A archway provides access to the side the property and to an additional parking space at the rear.





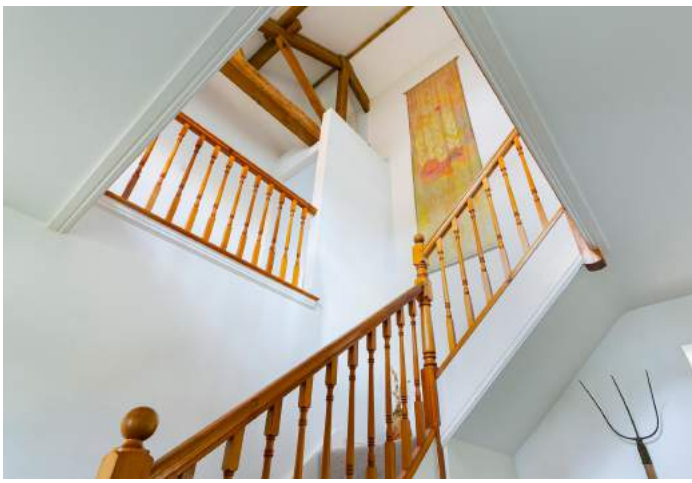
**A STUNNING FAMILY HOME WITH CHARACTER AND CHARM**





**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
			<b>80</b>
		<b>56</b>	

England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Ra		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>0</b>	<b>0</b>

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.



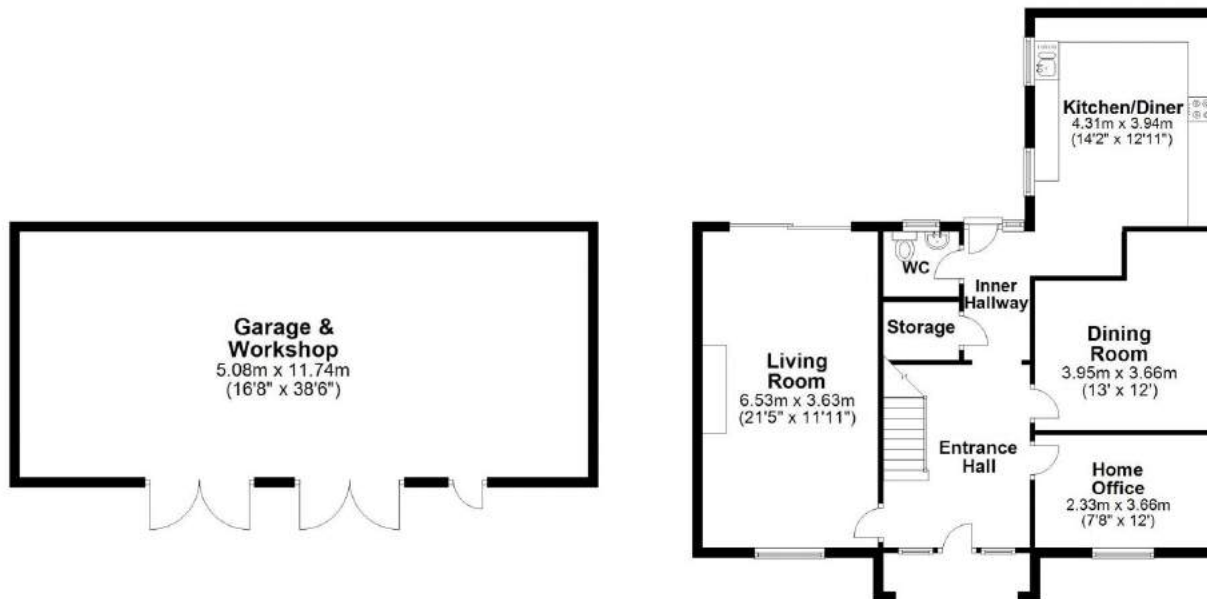
rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

**Ground Floor**  
Approx. 148.3 sq. metres (1590.8 sq. feet)



**First Floor**  
Approx. 68.7 sq. metres (739.4 sq. feet)



Total area: approx. 217.0 sq. metres (2336.2 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference. Plans produced using Plot2Go.

**Priority Barn**

**Disclaimer**

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.