



Wold Rise, Millington, York, YO42 1TX

- A beautifully presented family home located in a highly desirable village
- Living room with a log burner and a set of doors that open to the patio
- Kitchen with a number of integrated appliances and fitted storage
- Separate dining area and utility room adjacent to the kitchen
- Cloakroom with w/c and hand basin
- Three double bedrooms, one of which has built in storage and an en-suite
- Family bathroom
- Fully enclosed rear garden with a summer house and patio seating area
- Single garage with further parking on the drive
- EPC = E

Guide Price £399,950

It is not very often that properties within this stunning village come to the market, so an early viewing is highly advised to fully appreciate everything that it has to offer. Wold Rise is ideally located for anyone that is looking for a change of lifestyle but requires quick access to the local town of Pocklington, only three miles away. The village is surrounded by open fields, deep dales and stunning vistas, attributes that will surely appeal to anyone that has a connection to the countryside.

Upon entry, you find yourself in a porch, the perfect place for the storage of coats and shoes. The entrance hall follows, with the living room to your right, dining area to your left and stairs leading to the first floor. The living room benefits from natural light as it can enter through the large window at the front of the room and the French doors at the rear. The French doors open to a good sized patio seating area beyond. There is a log burner with a brick built hearth and surround at the centre of the room, perfect for the colder winter months.

To the other side of the property there is an open plan kitchen/diner. The dining area has space for a good sized dining table with chairs and is only separated from the kitchen by a small section of wall. Within the kitchen there is an L-shaped worktop that incorporates a ceramic sink with drainer and a belling four ring hob. There is a secondary worktop to the other side which can be used for the preparation of food. If you require storage then you will not be disappointed by the various wall and base units on offer. In addition there are a number of appliances including a fridge, freezer, double oven and a dishwasher.

A timber door opens into a large utility room where there is additional storage, another L-shaped worktop, stainless steel sink with drainer, space for a washer, dryer and fridge/freezer. There are two doors within this room, one provides access to the front of the property, the other to the rear garden. A downstairs cloakroom with w/c and hand basin completes the ground floor.

Moving up to the first floor there are three double bedrooms, one of which has been fitted with a full wall of built-in wardrobes and has a modern ensuite. The en-suite comprises of a double walk in shower with rainfall shower head, low level w/c, hand basin with storage below, mirrored LED vanity unit and a chrome heated towel rail. A family bathroom comprising of a bath with shower over, pedestal hand basin, low level w/c and chrome heated towel rail completes the internal accommodation.

Externally the rear garden is south facing and is primarily laid to lawn with borders of mature shrubs. If you have young children or pets then you will be delighted that it is fully enclosed as it is both secure and private. To the right hand side there is a summer house, whilst a large patio seating area can be found immediately adjacent to the rear of the property. In addition, there is a single garage with a separate side access, parking for two cars on the drive and a brick built store perfect for gardening paraphernalia.





A LOVELY FAMILY HOME IN A HIGHLY DESIRABLE VILLAGE LOCATION



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		74
(55-68)	D		
(39-54)	E	53	
(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 E

Local Authority East Riding of Yorkshire Council

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



Address: Wold Rise, Manor Barn Court, Millington, York, YO42 1TX
Reference: 1433



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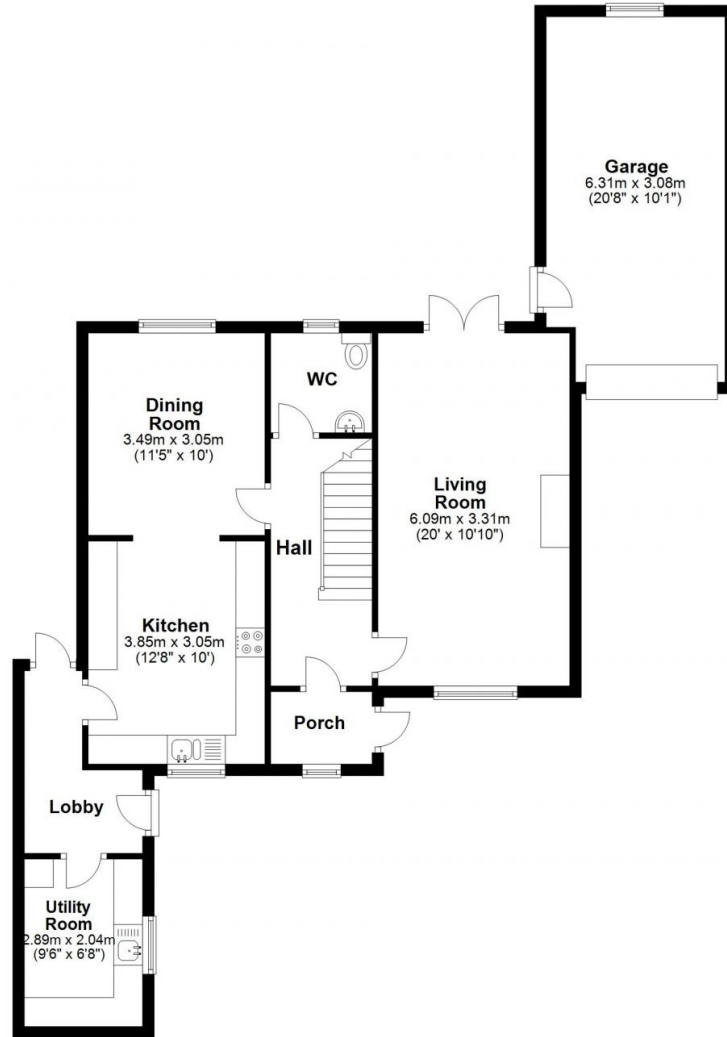


Offices in York, Pocklington and Market Weighton

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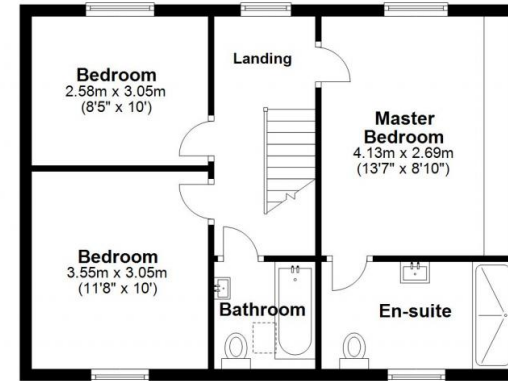
Ground Floor

Approx. 68.2 sq. metres (734.5 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.7 sq. feet)



Total area: approx. 118.8 sq. metres (1279.2 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 PlanUp.

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