



Roxana, Main Street, Melbourne, York, YO42 4RE

- No Onward Chain • 16 Solar Panels & Air Source Heat Pump • Living room with a log burner and a large window that allows natural light to fill the room • Kitchen with a range of appliances and numerous storage units • Garden room perfect for the summer months • Two double bedrooms, one with an en-suite • Family bathroom • Mature gardens, patio seating area & a summer house • Garage and off street parking on the drive • EPC = B

Guide Price £300,000

If you are looking for a change of pace, like the idea of being a part of a village community but still want quick access to the main road networks, then look no further as this lovely two bedroom property could be perfect for you. The current vendor has upgraded the property by installing 16 solar panels and an air source heat pump, so if you want to reduce your energy bills and live a more green lifestyle, then this will surely appeal. The property is offered to the market with No Onward Chain.

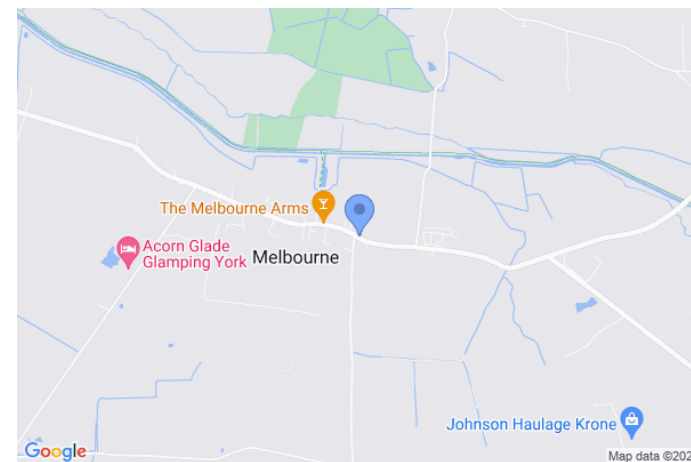
On entering you will see a hallway with doors off to all sides and a staircase to your left rising to the first floor. The living room is spacious, with a large window to the front that not only allows natural light to flood in but provides lovely views over the front garden. There is a log burner at the centre of the room, the perfect addition especially in the colder winter months.

The kitchen has been fitted with solid wood worktops, one of which incorporates a double Belfast sink whilst a central island has a matching worktop and doubles up as a breakfast bar. There is a pantry cupboard at the rear and multiple storage units throughout. Appliances include a belling cooker with a five ring gas hob over and a freestanding fridge/freezer.

Off the kitchen you will find the garden room which provides a lovely second reception room, perfect for entertaining guests or enjoying the sun in the summer months. There is a single door that opens out to the garden and a second door which gives access to the integral garage.

A large double bedroom with space for multiple wardrobes and a family bathroom comprising bath with shower over, w/c, pedestal hand basin and a chrome heated towel rail completes the ground floor. To the first floor you will find the master bedroom which has three Velux roof lights, so natural light can enter and an en-suite comprising shower, pedestal hand basin, low level w/c and a chrome heated towel rail. In addition, there is more than enough space on the landing for a desk.

Externally the rear garden is fully enclosed by a fence and a hedge, making it secure and private. There is a timber summer house in one corner, a patio, a vegetable growing area and various mature shrubs and trees. The front has been heavily planted with a vast array of colourful shrubs, so if you are green fingered then this will surely appeal. There is a driveway to the side for multiple cars.





AN ATTRACTIVE PROPERTY WITH 16 SOLAR PANELS & AN AIR SOURCE HEAT PUMP



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		95
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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		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 C

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Air source heat pump & 16 solar panels



Address:
Reference: 1486



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Offices in York, Pocklington and Market Weighton

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



Total area: approx. 128.7 sq. metres (1384.9 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.

Disclaimer

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