

RM
English



Bricknell Fold, Fangfoss, York, YO41 5AG

• No Onward Chain • A beautifully presented modern family home in a highly desirable location • Open plan kitchen/living/dining area with a vaulted ceiling and a range of appliances • Separate utility room • Three double bedrooms, two with en-suite shower rooms • Family bathroom • Gated development, garage and driveway • Air source heat pump. Underfloor heating to the ground floor • Store/workshop at the rear of the garage • EPC = B

Guide Price £725,000

Sovereign Cottage is a truly stunning and contemporary detached home that was built only two years ago. The property is in a secure gated community of four houses with its accommodation set out over one floor, so if mobility is a problem or you just want single story living, then this will surely appeal. The property benefits from underfloor heating throughout, an air source heat pump and has an EPC rating of B, making it very energy efficient. This lovely home is offered to the market with No Onward Chain, so an early viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you find yourself in beautiful open plan kitchen/living/dining area which has an attractive vaulted ceiling that will surely appeal to the most discerning of purchasers. The kitchen area is first and benefits from multiple appliances including an integrated fridge/freezer, five ring induction hob with extractor over, dishwasher, two ovens, a combination microwave/oven and a coffee machine. There is a wood worktop that incorporates a composite sink with drainer and if you need storage then you will not be disappointed with what is on offer. In addition, there is an island with a wood worktop, storage below and a wine fridge. There is a separate utility room comprising worktop with stainless steel sink, washing machine, dryer and a door which opens to the garden.

The next section has been used for formal dining, with two set of doors immediately adjacent that open to the garden. There are blinds attached to the doors which are remote controlled. The living area is at the far end and benefits from tri aspect windows and a single door which opens to the garden.

There are three large double bedrooms, one of which is currently being used as a second reception room. The two other bedrooms both benefit from en-suites comprising shower with rainfall shower head, hand basin with storage below, low level w/c, LED mirror and a chrome heated towel rail. A family bathroom comprising bath with shower over, hand basin with storage below, low level w/c and chrome heated towel rail completes the internal accommodation.

Externally, electric gates provide access to the development with a gravelled drive that leads around to a single garage with timber doors and an EV charging point. There is space on the drive for multiple cars, so parking will never be an issue. To the rear of the garage, you will find a brick built store/small workshop. Lawn has been laid to two sides of the property with a mature hedge to the front and a low lying hedge to the remainder. There is a large patio seating area to one side and a smaller one to the rear.





A STUNNING PROPERTY IN A HIGHLY DESIRABLE LOCATION



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



Energy Efficiency Rating		104
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		
	82	
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 Air source heat pump. Mains water & electric.



Address:
Reference: 1706



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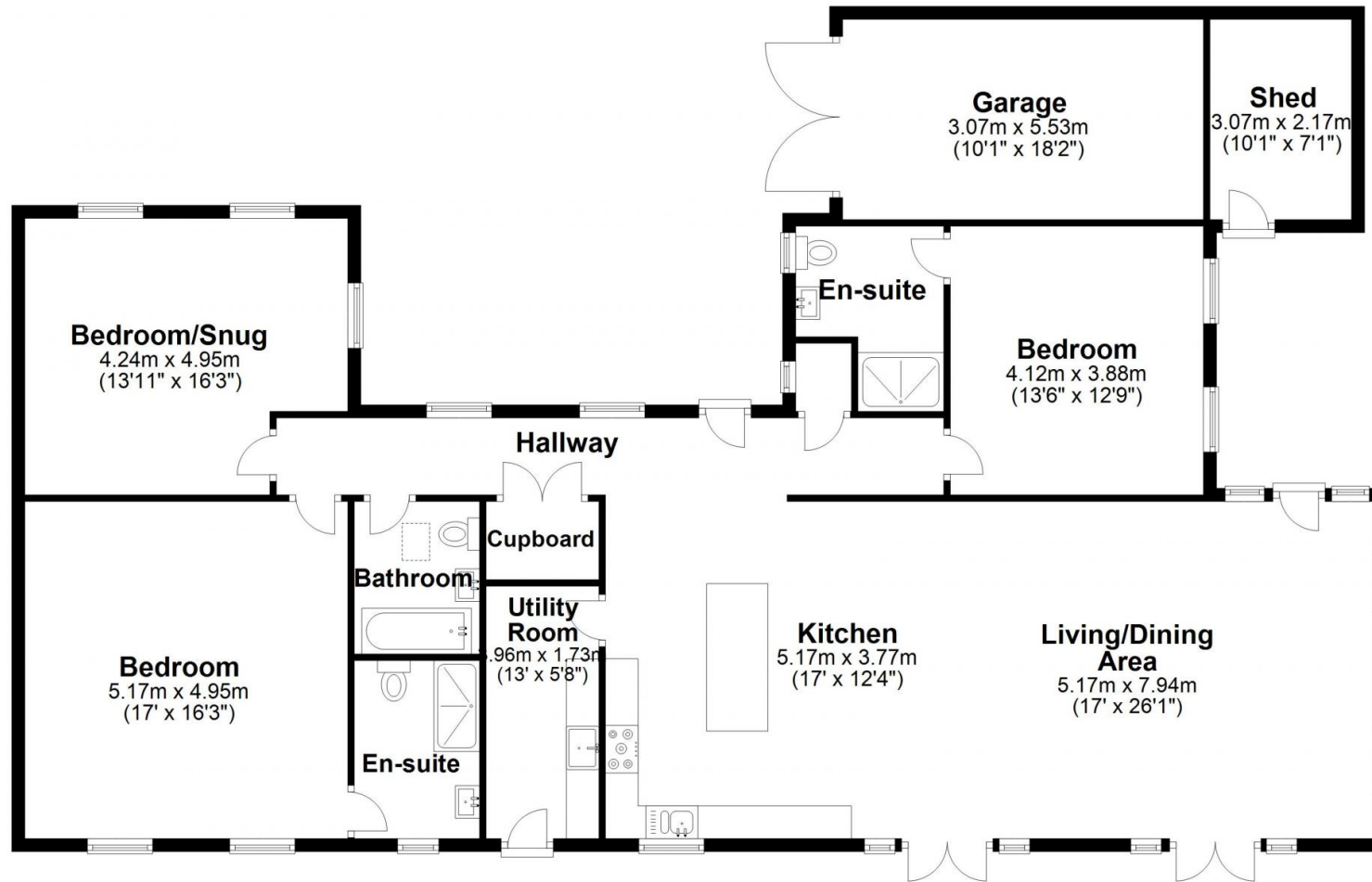


Offices in **York, Pocklington and Market Weighton**

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Ground Floor

Approx. 188.2 sq. metres (2025.9 sq. feet)



Total area: approx. 188.2 sq. metres (2025.9 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases. Plan made with PlanUp. Plan produced using PlanUp.

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