



The Hideaway, Mill Lane,  
Seaton Ross, YO42 4NE  
£575,000





## ABOUT THE PROPERTY

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The Hideaway is a stunning newly constructed substantial detached property, individually designed and offers spacious, flexible accommodation of the highest standard. The impressive entrance hallway leads to a stunning open plan living space with large bi folding doors offering views over the gardens. The kitchen is fitted with a range of quality units with Rangemaster oven, built in dishwasher and matching island, opening to a lovely cosy lounge with built in media wall and electric fire. On the ground floor there is also a separate dining room and snug but this offers flexibility as a playroom or home office.

Oak and glass staircase leads to the vaulted landing where the master suite boasts walk in wardrobe and en suite shower room, guest bedroom with further en-suite shower room, two further bedrooms and house bathroom fitted with a four piece suite including free standing bath and walk in shower.

Additional notable features include underfloor heating to the ground floor and sustainable heat air source pump.

Externally, the benefits include integral garaging with electric doors, hot and cold water tap, safe and secure enclosed southerly rear garden. We feel this is a unique opportunity to purchase this wonderful family home and sure to attract a variety of buyers.

LABC 10 year builder warranty.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band E.









#### ENTRANCE HALL

1.96m x 4.35m (6'5" x 14'3" )

A most welcoming entrance into this splendid home, entered via a composite front entrance door with fan lighting which allows plenty of natural light to flow through the property, impressive staircase with oak railing and glass balustrade leads to the first floor accommodation, engineered herringbone vinyl flooring which flows seamlessly through the downstairs and under floor heating.

#### SNUG/STUDY

2.99m x 3.44m (9'9" x 11'3" )

A versatile room which could be used for a variety of purposes, double glazed window to the front elevation, under floor heating and herringbone style vinyl flooring.

#### DINING ROOM

2.99m x 3.44m (9'9" x 11'3" )

Double glazed window to the front elevation, engineered herringbone vinyl flooring and under floor heating.

#### OPEN PLAN KITCHEN/DINING ROOM

6.37m x 3.22m (20'10" x 10'6" )

A fabulous fitted kitchen, an ideal space for entertaining and family living. The impressive open plan dining kitchen offers a series of wall and base units finished with quartz work tops and matching island. The appliances include an integrated dishwasher, space for cooker with extractor fan above, space for fridge freezer, sink unit with brushed brass mixer tap, engineered herringbone vinyl flooring, recessed lighting, under floor heating, bi-folding doors to the rear elevation opening to a lovely sitting area.

#### LOUNGE

4.05m x 5.58m (13'3" x 18'3" )

Having Bi- folding doors to the rear elevation, built in electric fire, media wall with double glazed window to side elevation, engineered herringbone vinyl flooring and under floor heating

#### UTILITY

2.26m x 1.72m (7'4" x 5'7" )

Fitted with floor and wall cupboards, quartz worktops, sink unit with brushed brass mixer tap, plumbing for automatic washing machine, space for tumble dryer, engineered herringbone vinyl flooring, underfloor heating, double glazed window to the side elevation and external door to rear elevation.

#### CLOAKROOM/WC

0.84m x 1.74m (2'9" x 5'8" )

Fitted suite comprising low level WC, hand basin, engineered herringbone vinyl flooring, under floor heating and opaque double glazed window to the side elevation.

#### LANDING

3.64m x 1.10m (11'11" x 3'7" )

Recessed lighting and access to loft.

#### MASTER BEDROOM

5.58m x 3.77m (18'3" x 12'4" )

Having a Dual double glazed window to the rear elevation, walk in wardrobe and radiator.

#### EN-SUITE SHOWER ROOM

2.76m x 1.66m (9'0" x 5'5" )

Fitted suite comprising shower cubicle, floating hand basin, low flush WC, radiator, opaque double glazed window to the side elevation, tiled flooring and extractor fan.

#### BEDROOM TWO

3.00m x 4.28m (9'10" x 14'0" )

Double glazed window to the front elevation and radiator.

#### EN-SUITE SHOWER ROOM

Fitted suite comprising vanity hand basin with soft closing drawers, low flush WC, tiled flooring, enclosed shower cubicle and opaque double glazed window to rear elevation.

#### BEDROOM THREE

2.76m x 4.36m (9'0" x 14'3" )

Double glazed window to the front elevation, walk in wardrobe and radiator.

#### BEDROOM FOUR

2.99m x 2.87m (9'9" x 9'4" )

Double glazed window to the front elevation and radiator.

#### FAMILY BATHROOM

1.95m x 2.96m (6'4" x 9'8" )

Fitted suite comprising freestanding bath with chrome mixer tap and shower attachment, low level WC, shower cubicle, floating hand basin, opaque double glazed window to rear elevation, towel central heating radiator and recessed lighting.

#### INTEGRAL GARAGE

2.81m x 6.40m (9'2" x 20'11" )

Having an electric up and over door, power and light is connected, hot and cold water tap and side personal door.

#### COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band

#### OUTSIDE

The Hideaway is situated along Mill Lane in the desirable village of Seaton Ross. The security offers farm style timber gates, post and rail fencing makes this a safe enclosed space for vehicles as well as children and pets. The garden boasts a southerly aspect, ideal for al-fresco dining and enjoying the sun throughout the day and into the evening. Gravelled driveway, soft plantation bushes, composite decking, laid to lawn and seating area to the rear.

#### ADDITIONAL INFORMATION

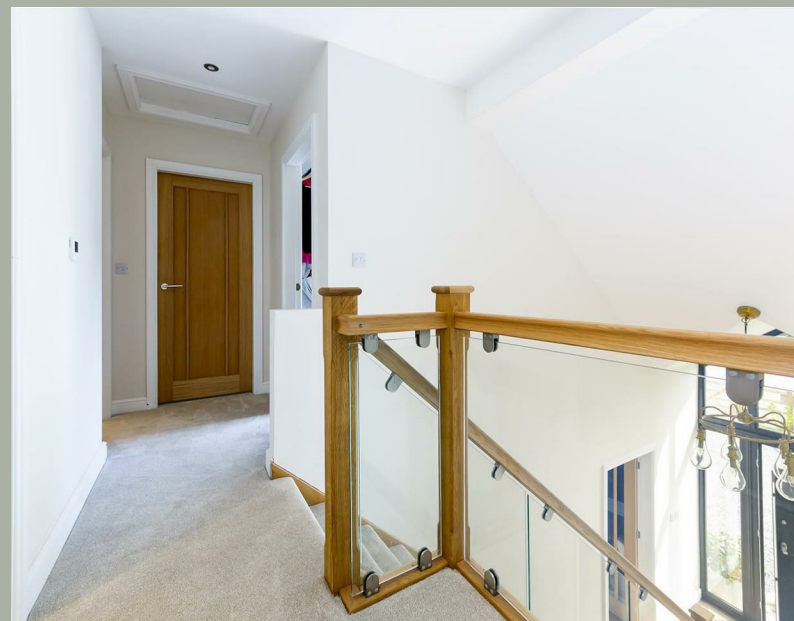
#### SERVICES

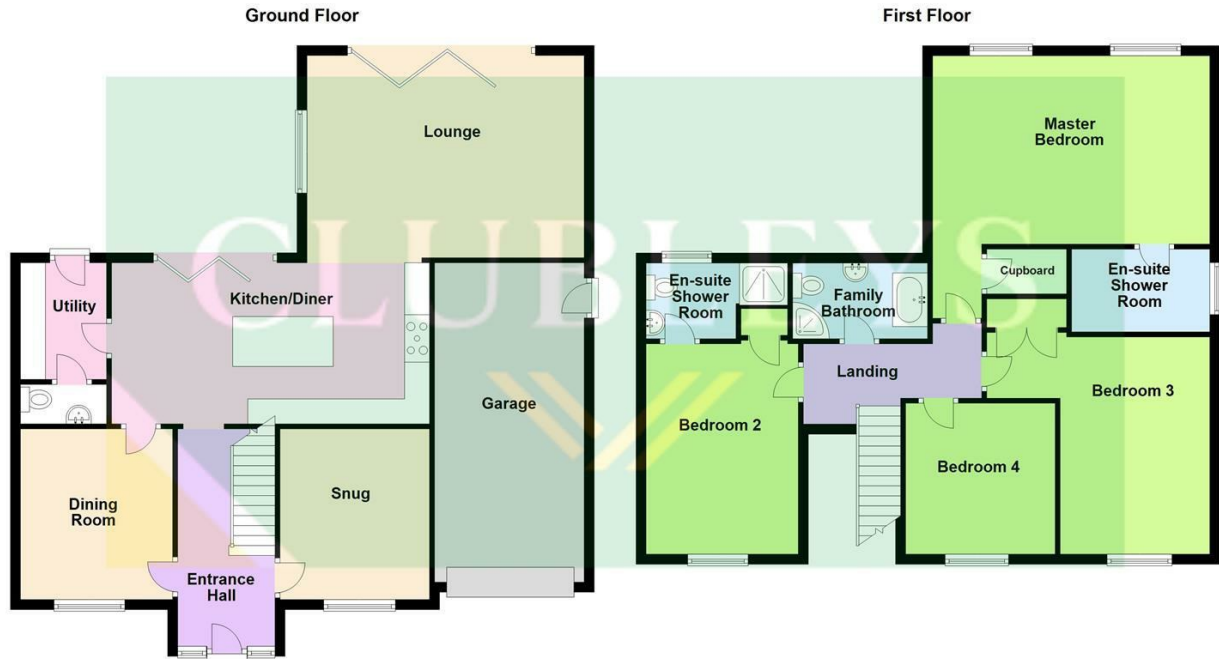
Mains water, heat air source pump, electricity and drainage. Telephone connection subject to renewal with British Telecom.

#### APPLIANCES

None of the appliances have been tested by the agents.







**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

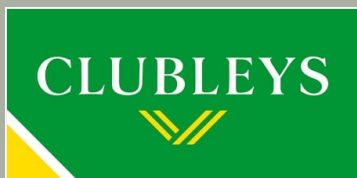
**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



52 Market Place, Pocklington, York,  
YO42 2AH  
01759 304040  
pocklington@clubleys.com  
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.