



**York Road, Hayton, York, YO42 1RJ**



- A beautifully presented new build house with a large garden
- Underfloor heating to the ground floor. Wifi controlled thermostats controlled by the Honeywell app
- Open plan kitchen/living/dining area with a ceiling lantern and bi-fold doors
- Separate utility room
- Living room and a ground floor w/c
- Three double bedrooms, one with an en-suite
- Family bathroom
- Detached garage and off street parking
- CAT 6 cabling throughout for higher data transfer speeds
- EPC = B

## Guide Price £349,950

Barn Owl Cottage is a beautifully designed and deceptively spacious three bedroom detached family home. The property is located within the village of Hayton, only a short distance from the market town of Pocklington and 15 miles from the City of York. If you are looking for a high specification and contemporary finish, then you will not be disappointed with what is on offer.

On entering you are greeted by a spacious inner hall with stairs leading to the first floor, a door on the left that opens to the living room and a door at the rear which provides access to the open plan kitchen/living/dining area. The living room is naturally very light as there are dual aspect windows, one of which is a bay window to the front of the room.

The open plan kitchen/living/dining area is not only impressive in size but benefits from bi-folding doors at the rear that open to the garden and a stunning ceiling lantern with infinity mirrors to the side cheeks which allows natural light to flood the entire room. There is a U shaped worktop that incorporates a sink with drainer and a four ring ceramic hob with extractor over. The worktop doubles up as a breakfast bar to one side. There will be a range of appliances including a double oven, dishwasher and a free standing American style fridge/freezer in brushed stainless steel. Immediately adjacent to the kitchen you will find a separate utility room with a worktop that incorporates a sink with drainer, a washer/dryer and space below for additional white goods. A single door opens to a path at the side of the property. A cloakroom with a w/c and hand basin completes the internal accommodation.

To the first floor there are three good sized double bedrooms, the master benefitting from an en-suite comprising shower, hand basin and w/c. There is a separate family bathroom comprising bath, shower with rainfall shower head, low level w/c and hand basin. The roof is spacious so there is potential to extend up into the loft is desired.

Externally the rear garden is substantial, a rare commodity for most new builds today. The garden is fully enclosed by a timber fence and will be primarily laid to lawn with the addition of a patio seating area. There is a single garage adjacent to the property and additional off street parking for two cars.







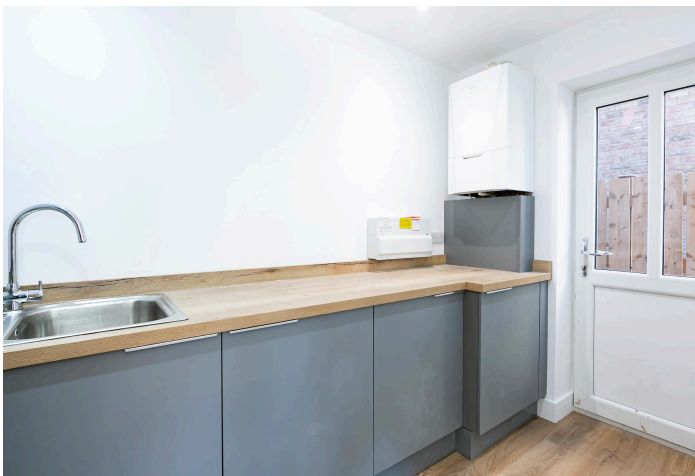
**A STUNNING NEW BUILD WITH A LARGE GARDEN AND GARAGE**





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





Energy Efficiency Rating		0
	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		
	83	
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
	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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band Not Specified

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: York Road, Hayton, York, YO42 1RJ  
Reference: 1528

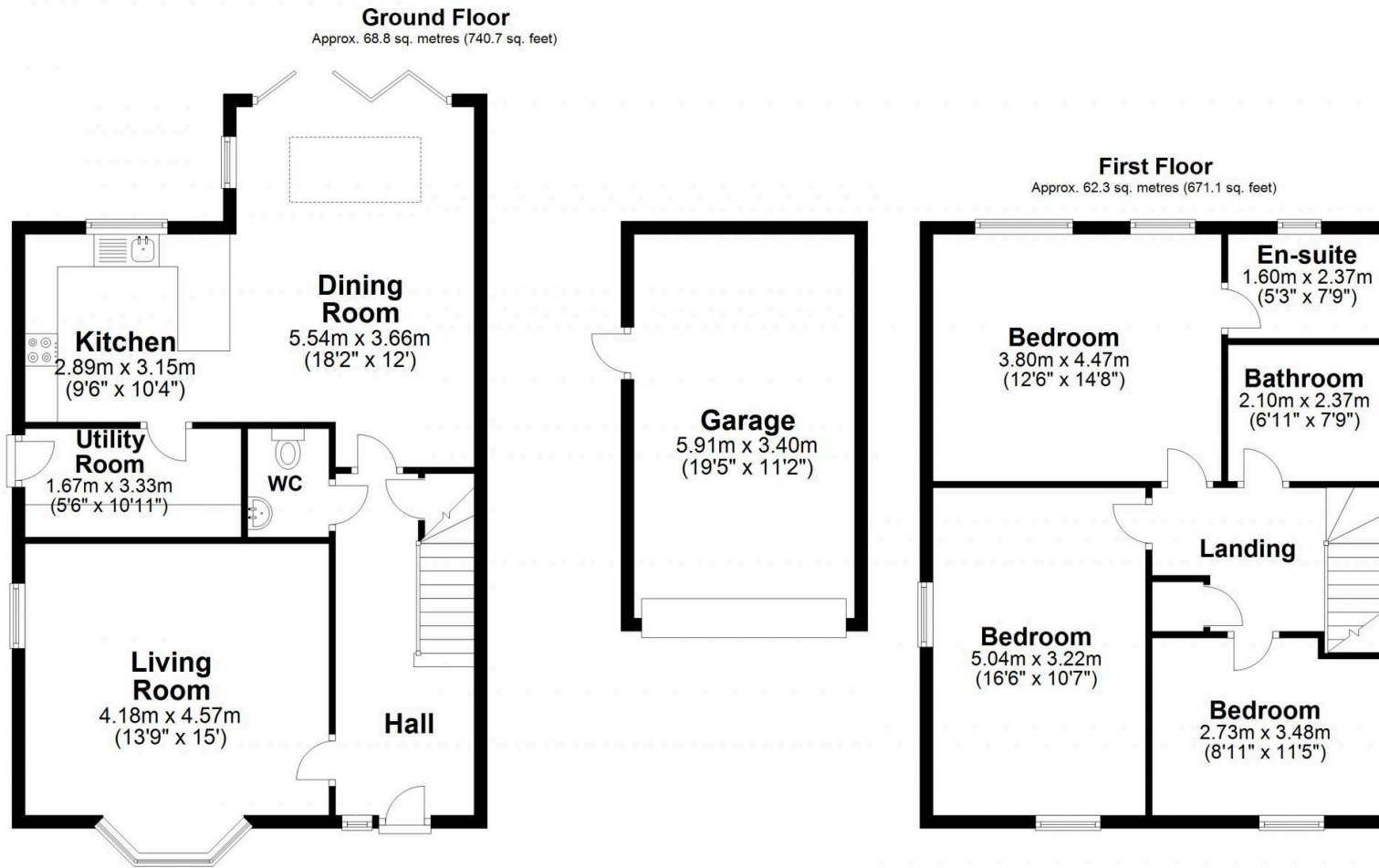


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Offices in York, Pocklington and Market Weighton

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Total area: approx. 131.2 sq. metres (1411.8 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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