



South End, Seaton Ross, York, YO42 4LT

• No Onward Chain • A substantial and modern family home • Circa 1/4 of an acre of garden • Four reception rooms, a home office and cloakroom • Stunning kitchen with a range of appliances. Separate utility room that could be used as a second kitchen • Four good sized bedrooms, one with an en-suite • Contemporary family bathroom • Detached double garage • Off street parking for multiple cars • EPC = D

Guide Price £660,000

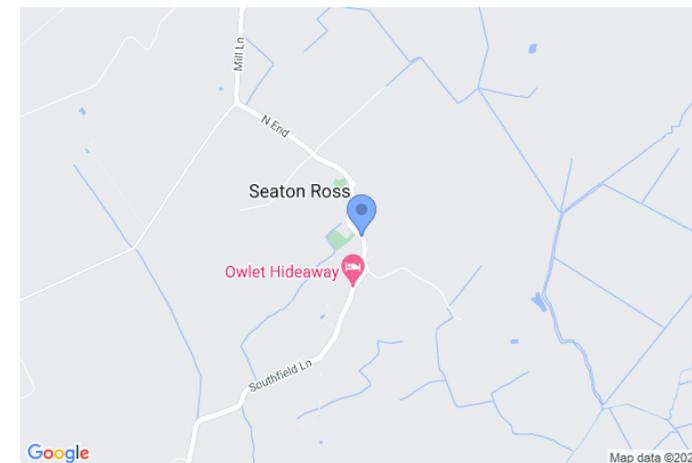
If you are looking to upsize, require multiple reception rooms, good sized bedrooms, a large double garage and a substantial garden which is almost a quarter of an acre, then look no further as this stunning family home could be perfect for you. The property has been completely modernised over the last year to create a stylish and desirable home that is ready to occupy without the need to carry out any work. Not only is property turn-key but it is also offered to the market with No Onward Chain.

On walking into the property it is hard to not to be impressed by the size of the entrance hall. There are multiple doors off that provide access to the various living spaces and stairs that lead to the first floor. The first door on the right opens into the main living room which has a bay window to its front and a log burner with granite hearth at its centre, a welcome addition especially in the colder winter months. There is a set of doors that open into the formal dining room and beyond this another set of doors open into the garden room. The garden room has a vaulted timber ceiling with four Velux roof lights, a tiled floor and doors that open to the patio seating area. This room is perfect for entertaining guests or as a games room. The dining room is immediately adjacent to the kitchen so if you wanted an open plan kitchen/diner then you would only have to remove the wall that separates the two.

The kitchen has been fitted with a large U shaped worktop that incorporates a four ring hob and a recessed stainless steel sink. There is a double oven, dishwasher, a variety of storage cupboards, which includes two very useful carousel corner units, an undercounter bin unit and a substantial double fronted pantry cupboard with full width pan draws. Off the kitchen is the utility room, although it can actually be used as a second kitchen as there is a stunning Rayburn cooker in one corner. There are two worktops, storage units, space for white goods and a door that opens to the rear garden. There is a second reception room to the front of the property that could be used as a bedroom, a separate home office and a w/c.

To the first floor there are four good sized bedrooms, two with built in wardrobes and one with an en-suite comprising walk in shower with rainfall shower head, low level w/c, hand basin with storage below and an LED mirror. A family bathroom comprising freestanding bath, corner shower, hand basin with storage below, low level w/c and a chrome heated towel rail completes the internal accommodation.

Externally there is a substantial gravelled drive to the front and side of the property. There is a brick built flower bed that has been planted with vibrant flowers and leads around to a tree and a variety of mature shrubs. At the rear you will find a large detached double garage with electric doors and a patio seating area with pockets of gravel. To the left hand side is the main garden which is almost a quarter of an acre and is mainly laid to lawn. There is a mature hedge to three sides and a number of trees. In addition there is a hard standing with a green house, a timber summer house and raised vegetable beds.





A SUBSTANTIAL FAMILY HOME WITH ALMOST 1/4 OF AN ACRE GARDEN



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



Energy Efficiency Rating		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			
		59	72

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			

Address: South End, Seaton Ross, York, YO42 4LT
Reference: 1606

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

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



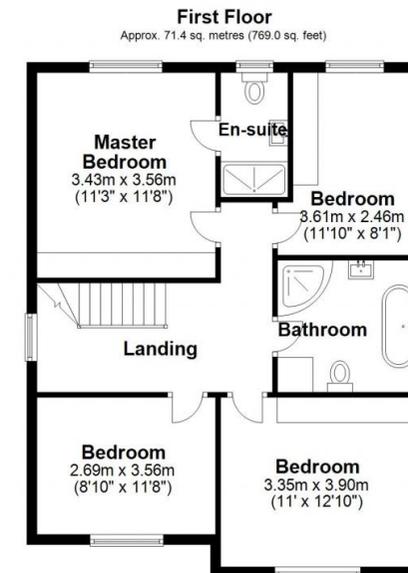
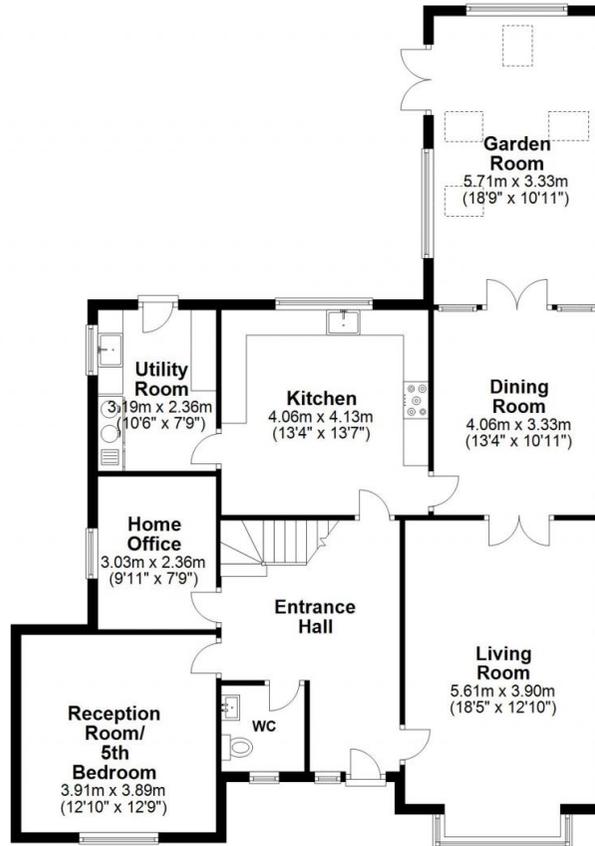
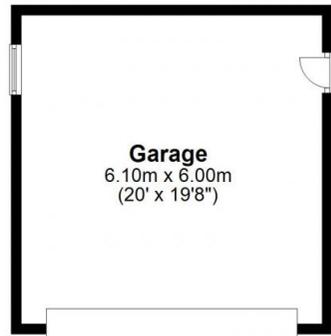
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Offices in York, Pocklington and Market Weighton

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Ground Floor
Approx. 159.5 sq. metres (1716.6 sq. feet)



Total area: approx. 230.9 sq. metres (2485.6 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.

St Cuthberts House

Disclaimer

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