



Seaton Ross, York, North Yorkshire, YO42 4LU

• No Onward Chain • A detached family home with 2+ acres • 2 bedroom annexe • House: Kitchen, three reception rooms, three bedrooms & two bathrooms • Annexe: Kitchen/diner, two bedrooms & a shower room • Storage barn • Breeze block built stables • Gardens with mature trees, shrubs & greenhouse • Oil fired central heating • House EPC = E
Annexe EPC = D

Guide Price £599,950

If you are looking for a change of lifestyle, like the idea of living in a village, require a good sized family home but need secondary accommodation, then look no further as this lovely property provides all of that and so much more. To the rear of the house and annexe you will find just over two acres of paddocks, which is ideal if you like the idea of keeping livestock. There are breeze block stables to one side, a greenhouse and a barn which is perfect for storage or as a workshop. Properties like this rarely come to the market, so a viewing is highly recommended to fully appreciate everything that it has to offer. This versatile home is offered to the market with No Onward Chain.

Starting in the main house you will see that there is a good sized kitchen which has been fitted with an L shaped worktop that incorporates a stainless steel sink with drainer, various storage cupboards, an Aga and a freestanding cooker with hob over. There is a snug and a dining room just off the kitchen, both of which benefit from open fires. To the other end of the house you will find the main living room which is not only a good size but benefits from dual aspect windows, a door that opens to the garden and a log burner. A shower room with boiler cupboard adjacent completes the ground floor.

There are two separate staircases, the first leads up to a double bedroom which has been fitted with wardrobes and drawers. The second set leads to two further double bedrooms, one with fitted storage. A family bathroom comprising bath, pedestal hand basin and w/c completes this property.

The annexe is to the other side of the drive and would be perfect for relatives, teenagers or as a potential rental. The kitchen/living area is a good space and has been fitted with a U shaped worktop, stainless steel sink with drainer, storage units, a freestanding cooker and space for white goods. There are two double bedrooms, one could be used as a dining room or reception, if two bedrooms are not required. In addition, there is a family shower room comprising walk in double shower, low level w/c, pedestal hand basin and a chrome heated towel rail. Externally there is a fully enclosed paved courtyard, perfect if you have young children or pets.

There is a lawn to the front of the properties and a gravelled drive which provides parking for multiple cars.

The boiler within the main house has just been replaced. Both properties have independent oil fired central heating systems.





A DETACHED FAMILY HOME, TWO BEDROOM ANNEXE & 2+ ACRES



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	48	
(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 D

Local Authority East Riding of Yorkshire Council

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



Address: Seaton Ross, York, North Yorkshire, YO42 4LU
Reference: 1410



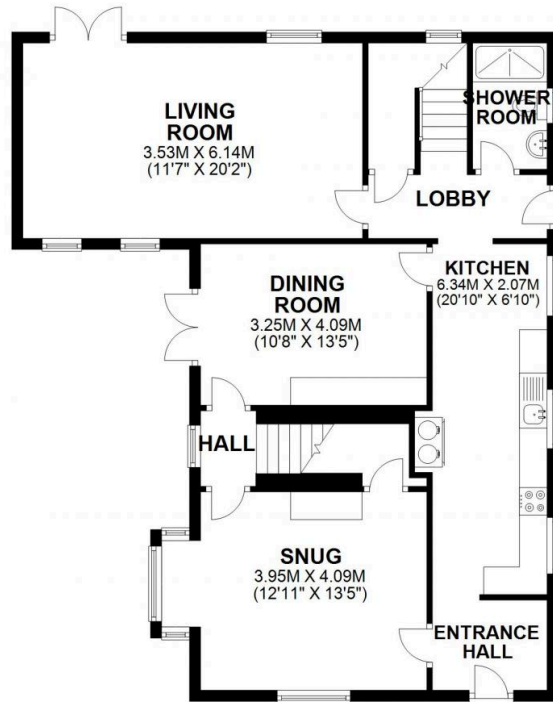
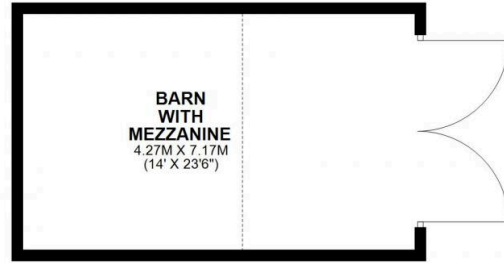
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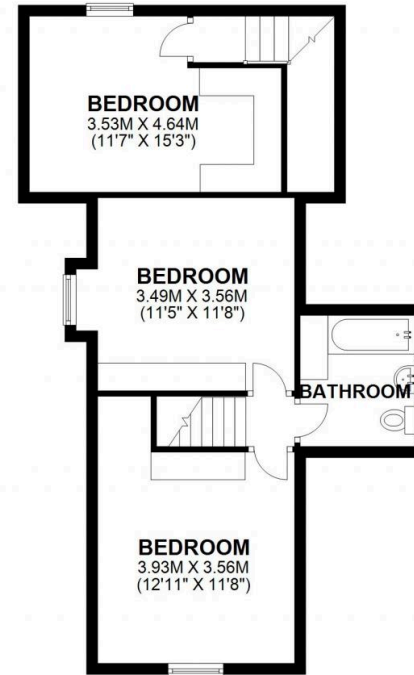
Offices in York, Pocklington and Market Weighton

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GROUND FLOOR



FIRST FLOOR



For Informative Purposes Only - Not To Scale
Plan produced using PlanUp.

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