



**South End, Seaton Ross, York, YO42 4LZ**



- A beautifully presented family home in a highly desirable location
- Kitchen with a range of fitted appliances & a separate utility room
- Living room with a log burner & garden room off to one side
- Formal dining room & a home office
- Four double bedrooms, two with en-suites
- Family bathroom
- Good sized rear garden with views over open fields
- Detached double garage
- Electric gates to the front
- EPC = D

## Guide Price £685,000

If you are looking to upsize, like the idea of being part of a village community and desire a property that provides versatile living space and a good sized garden, then look no further as this lovely home provides just that. The property has been beautifully maintained by the current owners but it still provides scope for someone to add their own personal style and flair. Properties within this village are in high demand, so a viewing is highly recommended to fully appreciate everything that it has to offer.

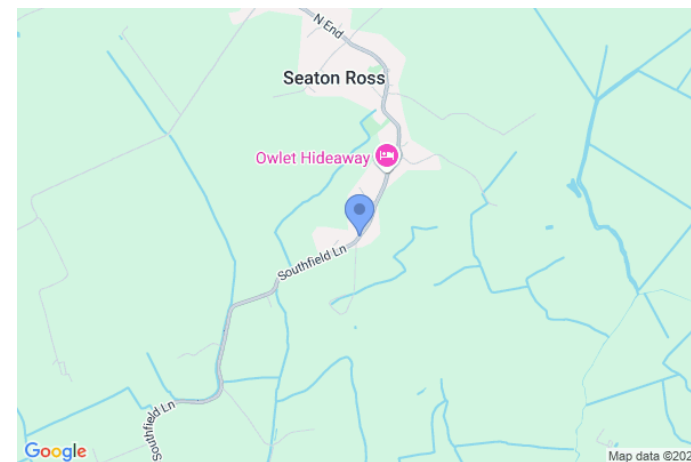
On entering you will see stairs rising to the first floor and a hallway with doors off to both sides. The first room on the right has been used as a home office but could be utilised as a snug or games room. The formal dining room is next and provides more than enough space for a good-sized table and chairs. If formal dining isn't required, then this room again could be used for a variety of different purposes.

The living room is across the hall and is extremely spacious. There is a recessed log burner at the heart of the room with a stone hearth, a lovely addition especially in the colder winter months. Double doors from here open into the garden room, a lovely space where you can enjoy the sun in the summer months.

The kitchen has been fitted with a U shaped granite worktop that incorporates a sink with drainer, a Rangemaster oven with five ring hob over, fridge/freezer, dishwasher, various storage cupboards and a central island which doubles up as a breakfast bar. There is a separate utility room with a work top, sink, space for white goods and a newly fitted w/c. In addition, there is a door which gives access to a large paved area which has been used to house dog kennels, a wood store and oil tank.

To the first floor there are four double bedrooms and a family bathroom comprising bath, corner shower, hand basin with storage below, low level w/c and chrome heated towel rail. Two of the bedrooms have en-suites with the master en-suite having a bath and a shower.

Externally the front is secured by electric gates which open to a parking area. The drive leads down the side of the property to a second parking area and the detached double garage with electric door. Beyond is the garden which is mainly laid to lawn with various mature shrubs and trees. If you want countryside views then the open fields at the rear will surely appeal.







**A SUBSTANTIAL FAMILY HOME WITH A LARGE GARDEN AND ELECTRIC GATES**





**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			
England, Scotland & Wales		65	73
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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.

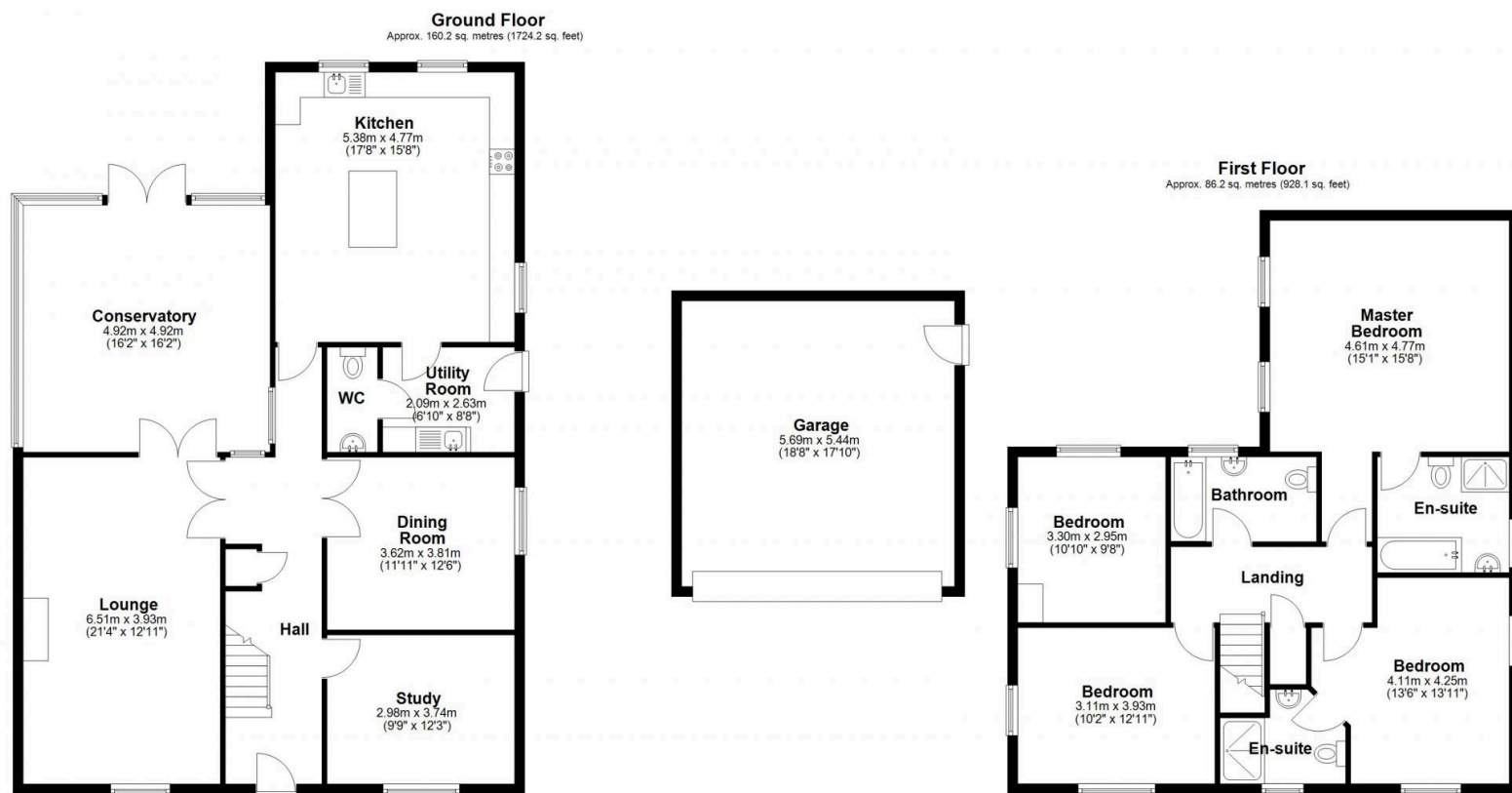


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Total area: approx. 246.4 sq. metres (2652.3 sq. feet)

The total SqFt shown can include Garages & Outbuildings.  
Plan produced using PlanUp.

**Romnay House**

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