



Ark House, Main Street, Melbourne, York, YO42 4QQ

• No Onward Chain • Beautifully presented four bedroom detached house • Open plan kitchen/diner • Living room • Four bedrooms • Family bathroom and an en suite • 0.3 acre garden with open views • Integral garage • Off street parking • EPC = TBC

Guide Price £475,000

Situated on a fantastic plot in the popular village of Melbourne is this beautifully presented four bedroom detached house. With a large garden of 0.3 acres and open views to the rear this property has lots to offer and presents as the ideal family home. Offered to the market with the added benefit of no onward chain, an early viewing is highly advised in order to avoid missing out on all that this fantastic property has to offer.

As you enter the property you find yourself in a spacious entrance hall with the living room to your right and the stairs to the first floor ahead.

The living room provides the ideal space for the family to relax in and features a log burning stove to its centre as well as a bay window which floods the room with natural light.

The open plan kitchen/diner follows. An L-shaped worktop with storage above and below comprises a double oven, 4 ring induction hob with extractor hood, stainless steel sink with drainer, fridge freezer and dishwasher. There is also space here for a large dining table with chairs whilst patio doors open into the rear garden.

Adjacent is the utility room which houses two additional worktops providing extra storage space. Access into the large integral garage with electric up and over door can be found here.

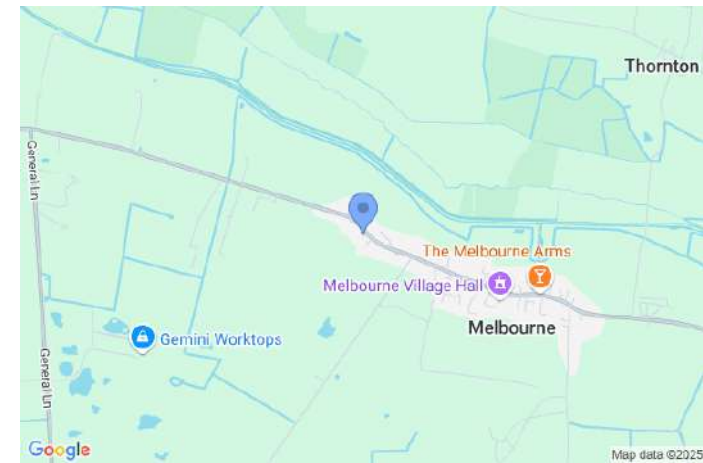
A downstairs toilet with low level w.c and basin completes the ground floor.

Upstairs there are four bedrooms and a family bathroom situated around a gallery style landing. The master bedroom benefits from an en suite with a shower, w.c and basin with storage below.

Two double bedrooms and a fourth single bedroom follow, which could also be utilised as an office if preferred.

A modern family bathroom completes the internal space of the property and comprises a walk in shower, basin with storage below, separate bath, w.c and chrome heated towel rail.

Externally there is off street parking for multiple cars to the front and a large garden to the rear. Open views of fields create a tranquil and spacious area, perfect for the family to enjoy and for entertaining friends.





NO ONWARD CHAIN



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



Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Oil central heating. Solar panels.

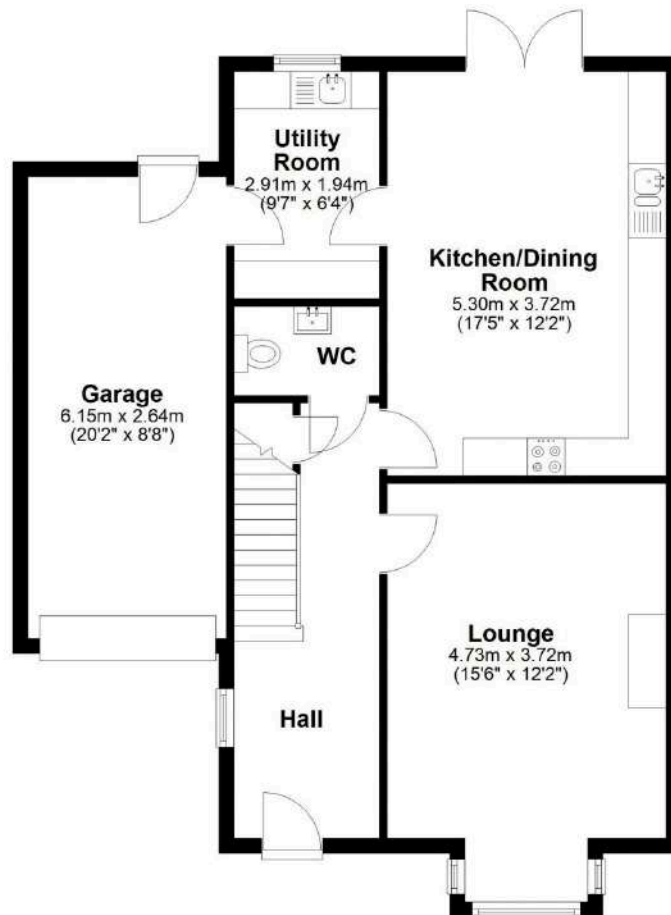


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Ground Floor

Approx. 77.2 sq. metres (831.4 sq. feet)



First Floor

Approx. 67.6 sq. metres (728.0 sq. feet)



Total area: approx. 144.9 sq. metres (1559.3 sq. feet)

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

Ark House

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