



Church Lane, Seaton Ross, York, YO42 4LS

- A deceptively spacious bungalow in a highly desirable location • Circa 2000 sq ft of accommodation • Substantial rear garden with a greenhouse, timber seating area, raised beds, a timber garden shed & mature trees • Kitchen with a range of appliances & granite worktops • Garden room with underfloor heating • Large living room with dual aspect windows & a home office • Four double bedrooms, three with built in wardrobes • Family bathroom & separate shower room • Garage & off street parking on the drive • EPC = D

Guide Price £575,000

If you are looking for a change of lifestyle, like the idea of living in a village only a short drive from amenities, require single storey living and a good amount of internal space, then look no further as this substantial detached bungalow could be exactly what you have been waiting for. Not only does the property have extremely versatile internal accommodation but also benefits from a large garden which is ideal for young children or pets. Bungalows of this calibre and size rarely come to the market, so a viewing is highly recommended to fully appreciate everything that it has to offer.

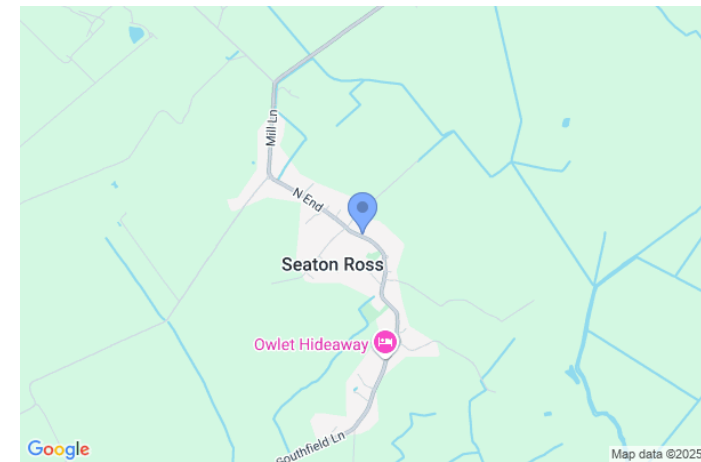
The internal accommodation is split into two parts, the living accommodation to the right and the bedrooms to the left.

On entering you find yourself in a good sized hallway with doors off to both sides. To the left you will find the home office which has a fitted desk at one end but if this isn't required then it could be removed and the room could be used as a snug. The living room is extremely spacious with dual aspect windows, a door which opens to the kitchen and a recess at the centre of the room with a timber mantle and stone hearth at its centre where a log burner could be installed.

There is a modern kitchen equipped with an arrangement of hand crafted base and wall units having oak doors, all fitted and supplied by local craftsman. The units have black granite work preparation areas over, which is continued to the central island. There is a range of integrated appliances to include a hob, microwave, oven and dishwasher together with the plumbing for an American fridge freezer. Double doors from the kitchen open into a lovely garden room with triple aspect windows, under floor heating, French doors and a single door that opens to the side of the garage. This room could be utilised as a summer sitting room or as a formal dining room depending on individual requirements.

There are four good sized double bedrooms, three of which have built in wardrobes. A sliding door within the hallway opens to a patio seating area. There is a family bathroom comprising bath, low level w/c, pedestal hand basin, fitted storage and a chrome heated towel rail. In addition, there is a separate shower room comprising corner shower, low level w/c, pedestal hand basin and a chrome heated towel rail.

Externally the rear garden has a large patio seating area, an extensive lawn with a path at its centre, various mature trees, a greenhouse, raised beds, a useful timber shed and a covered timber seating area with power. To the side you will find a garage and a brick built store. There is further off street parking on the gated drive and a lawn which is enclosed by a mature hedge.

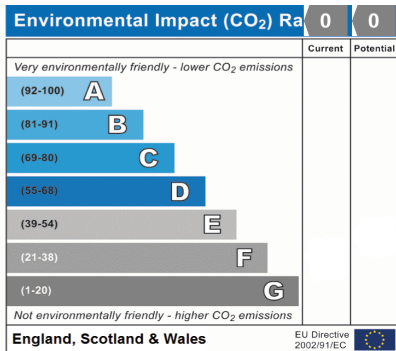
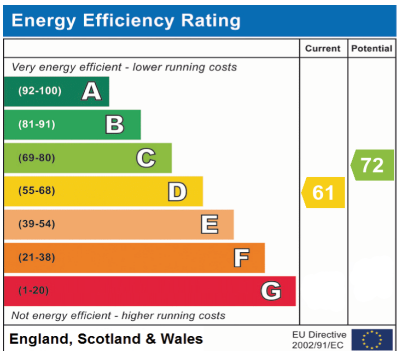




A SUBSTANTIAL BUNGALOW WITH AN EQUALLY IMPRESSIVE GARDEN



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



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.



rmenglish.co.uk



Offices in **York, Pocklington and Market Weighton**

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

Approx. Gross Internal Floor Area 1958 sq. ft / 181.89 sq. m
Garage 244 sq. ft / 22.64 sq. m
Total 2202 sq. ft / 204.53 sq. m

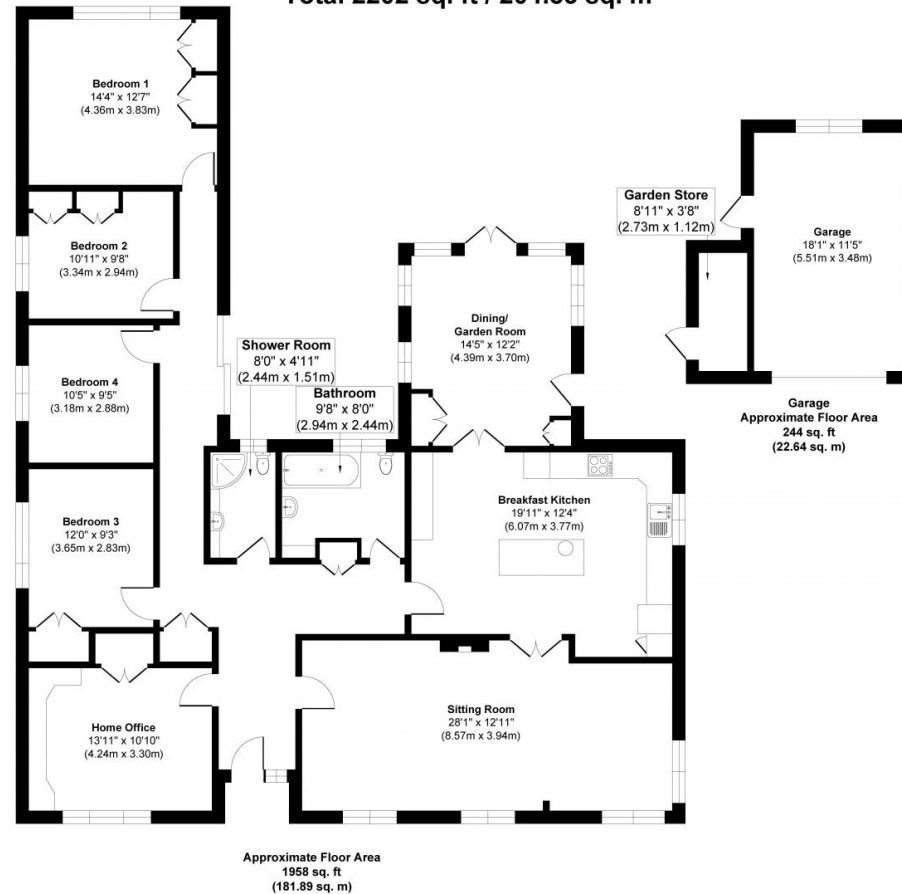


Illustration for identification purposes only, measurements approximate, not to scale.
 Copyrighted and Produced by MS Property Marketing.

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.