



Melbourne, York, North Yorkshire, YO42 4QJ

- A beautifully presented family home in a highly desirable location
- Contemporary open plan kitchen/living/dining area
- Living room with a log burner & a second reception that could be used as a fourth bed if needed
- Three bedrooms to the first floor & a family bathroom
- Stunning rear garden with box hedging to either side of a newly laid gravelled path
- Raised patio seating area & a bespoke water feature
- Timber workshop with power
- Garden room that can be used for a variety of purposes
- Off street parking to the front for multiple cars
- EPC = E

Guide Price £543,000

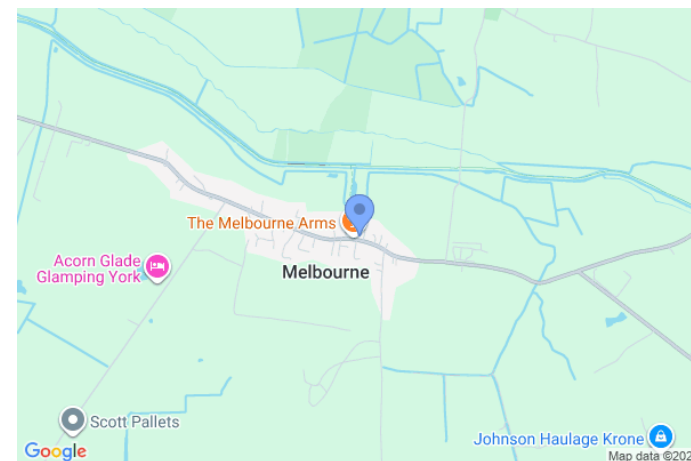
If you are looking for a change of lifestyle, like the idea of owning a property that is both contemporary and characterful, then look no further as this deceptively spacious cottage could be exactly what you have been waiting for. The property has been completely renovated over recent years, combining lovely cosy rooms alongside open plan living spaces, a feature that will surely appeal to the most discerning of purchasers. The vendors have invested a huge amount of time and effort transforming a basic garden into a stunning outdoor space which is not only bursting with colour but is perfect for entertaining guests in the warmer summer months. This really is a fantastic property that can only be fully appreciated on viewing.

On entering you will see stairs rising to the first floor and a corridor on the right which provides access to two reception rooms. The first room is a snug which has a fireplace where a log burner could be fitted, whilst exposed timber beams can be found to the ceiling. This room is can also be used as a bedroom if multiple reception rooms are not required. The main living room has dual aspect windows and a Esse multi fuel burner at its centre, a great addition especially in the colder winter months.

To the other side of the entrance hall you will find the contemporary open plan kitchen/living/dining area. The sitting area is first which has a Velux roof light and an Arrow multi fuel burner to one side. Beyond is the dining area which can accommodate a substantial dining table with chairs, whilst bi-fold doors open to the patio seating area. There are two Velux roof lights over this area that provide additional natural light. The kitchen has an impressive central island that boasts a Caesarstone worktop that incorporates an AEG induction hob and has an abundance of storage below. There is an L shaped worktop with a recessed sink and various appliances including a Bosch dishwasher, an integrated washer/dryer and two AEG ovens. There is space for a large American style fridge/freezer.

Moving up to the first floor you will find three good size double bedrooms, two of which have feature fireplaces which add real character and charm, whilst another benefits from a Velux roof light. There is a large storage cupboard on the landing, whilst a family bathroom comprising underfloor heating, corner shower, bath, low level w/c, hand basin and chrome heated towel rail completes the internal accommodation.

Externally the rear garden is substantial in size with a raised patio seating area to one side and a unique water feature immediately adjacent. A lovely white gravel has been laid in a cross formation with rows of box hedging and lawn to either side. There is a large raised timber bed that has been planted with various colourful shrubs and flowers. There is an open fronted timber workshop with lighting and power. The garden room is a new addition and could be used for a variety of purposes including a home office, an entertaining space, gym or for storage. To the front of the property there is off street parking for multiple cars and access to a brick built store.





A STUNNING FAMILY HOME WITH AN IMPRESSIVE 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			
England, Scotland & Wales		EU Directive 2002/91/EC	76

Address: , Melbourne, York, North Yorkshire, YO42 4QJ
Reference: 2417

Environmental Impact (CO ₂) Ra		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	0

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

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

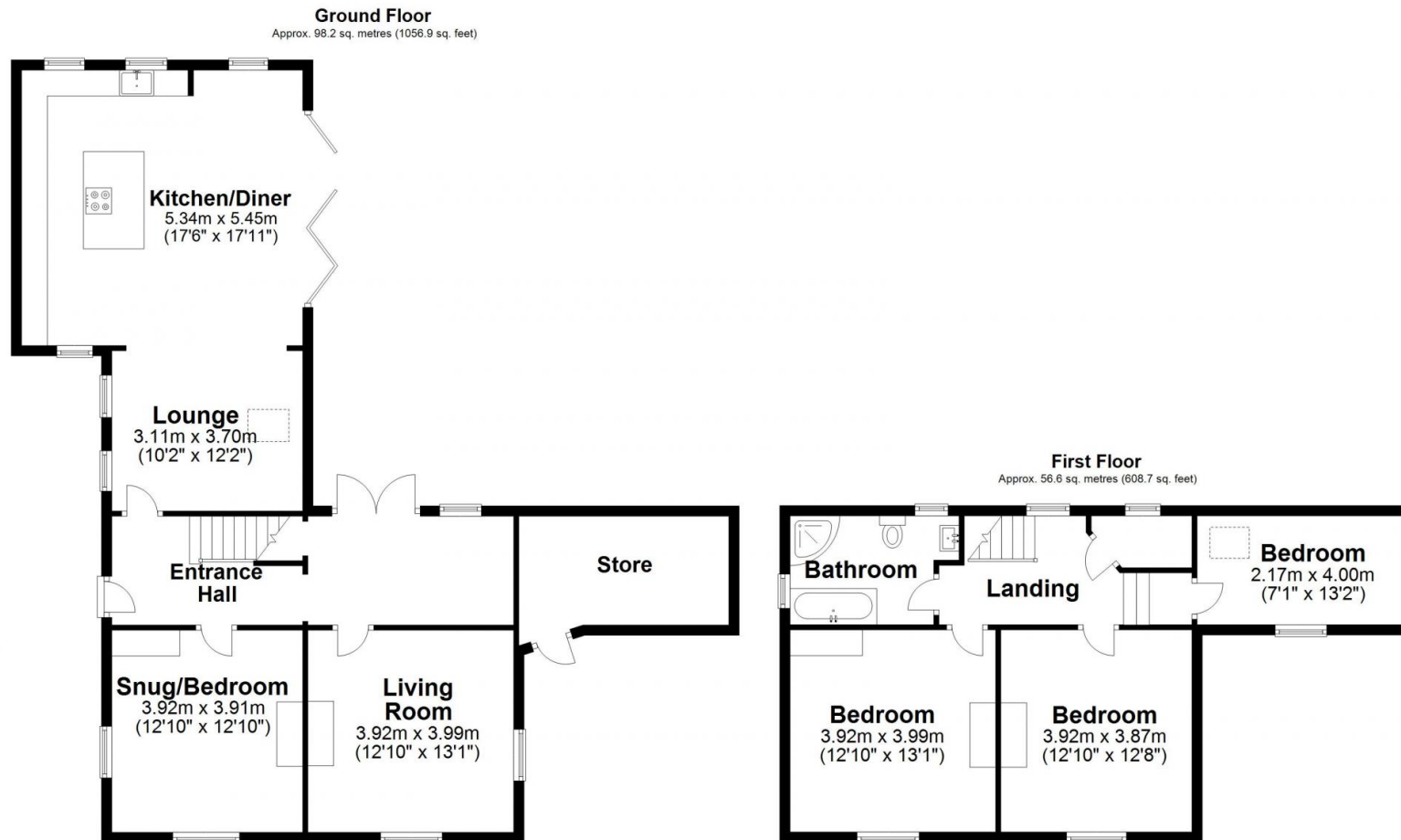


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Total area: approx. 154.7 sq. metres (1665.6 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

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