



Southcote Melbourne
York, YO42 4QQ
£670,000

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A STUNNING EXECUTIVE DETACHED HOUSE WITH OPEN ASPECTS ACROSS COUNTRYSIDE TO FRONT AND REAR CLOSE TO BEAUTIFUL CANAL WALKS AND SET IN THIS POPULAR VILLAGE WITH EASY ACCESS INTO YORK AND POCKLINGTON. The property has been maintained to a high standard with quality interior fittings and provides bright and spacious living accommodation comprising hallway, cloaks/w.c., sitting room, fabulous large open plan dining kitchen with quality fitted units, integrated appliances and bifold doors to the rear, opening to the living room with bifold door to the side, utility room, landing, 4 double bedrooms (fitted with 'Crown' storage units) including master with en-suite shower room/w.c., family bathroom/w.c ('Villeroy & Boch' tiling). Front garden with large driveway and brick double garage. Good sized lawned rear gardens including large patio area with a retractable electric operated pergola. An internal viewing is highly recommended to appreciate the size and quality of accommodation on offer.

Location

Melbourne is an attractive village within close proximity of York, Market Weighton and Pocklington. A bus service runs to York city centre, while the A1079 offers quick access to the A64 and beyond. For families, the village boasts a well-regarded primary school, and many highly rated secondary schools can be found in the surrounding area. Melbourne residents enjoy a strong sense of community, with cricket, football and bowling clubs all present, as well as boat trips that run through nearby canals departing from the popular local pub.

Hallway

Cloaks/w.c.

Sitting Room

14'0" x 14'0" (4.29m x 4.27m)





Dining Kitchen

34'1" x 13'7" (10.39m x 4.15m)

Living Room

16'4" x 12'4" (4.98m x 3.78m)

Utility Room

9'0" x 5'7" (2.76m x 1.71m)

Landing

Bedroom 1

15'10" x 14'0" (4.83m x 4.27m)

En-Suite

Bedroom 2

14'4" x 9'4" (4.37m x 2.87m)

Bedroom 3

14'3" x 9'6" (4.35m x 2.90)

Bedroom 4

10'0" x 8'11" (3.05m x 2.72m)

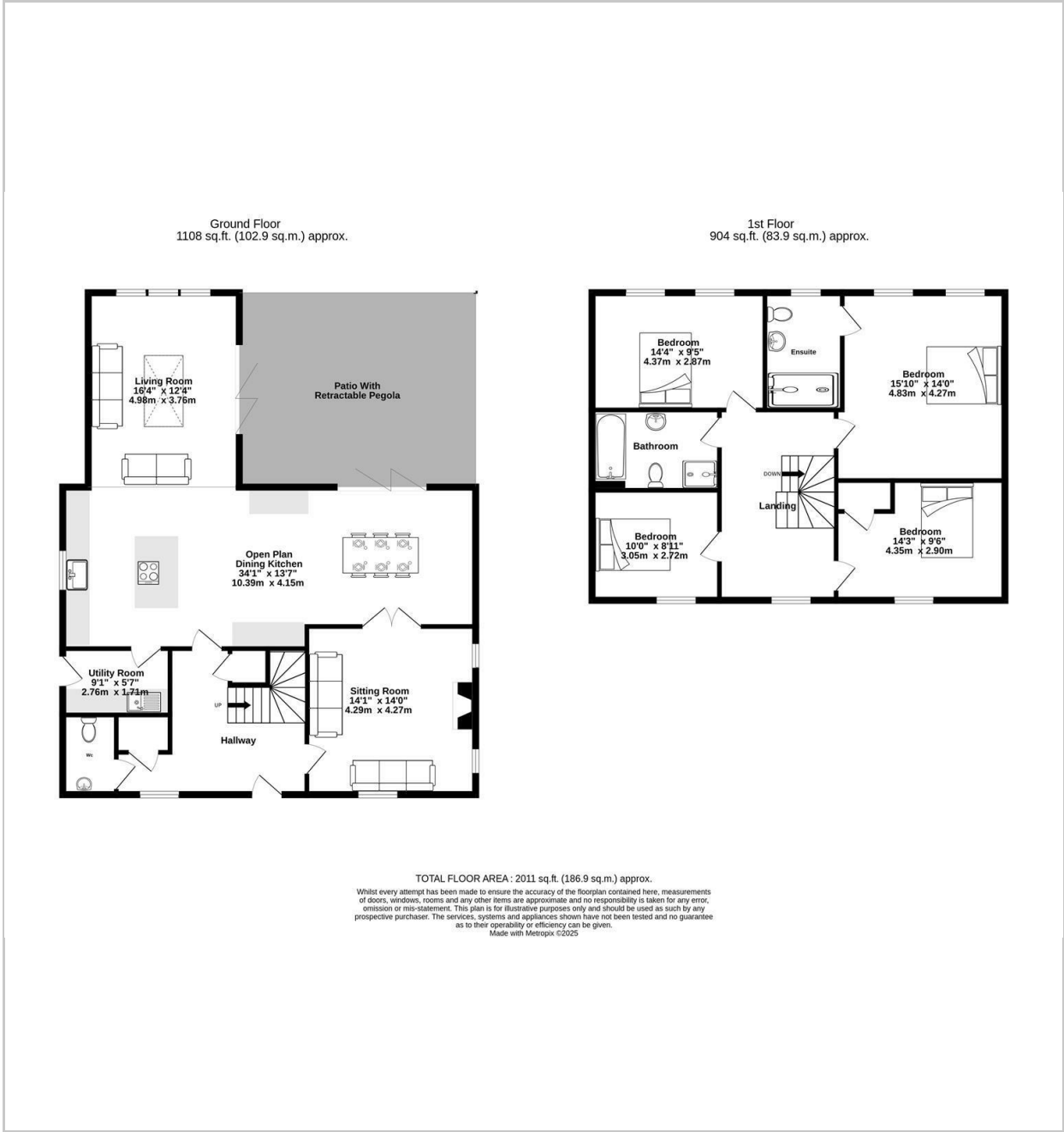
Family Bathroom

Outside

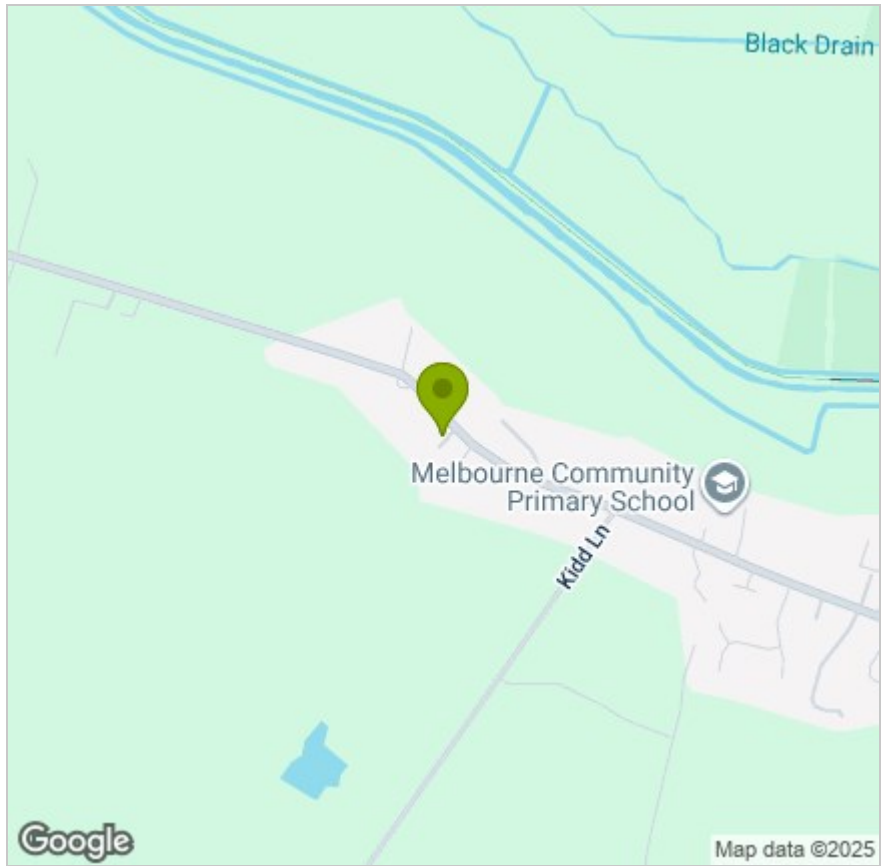
Front garden with gravelled driveway with ample parking for 4 cars and access to a brick double garage 20' x 20'. To the rear of the property is a good sized lawned garden with open aspect over countryside and a large patio area with a 'Openspace Concept' luxury electric operate pergola.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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