



**Priory Pastures, Everingham, York, YO42 4JD**

- A beautifully presented family home in a highly desirable location
- Views over open fields to the rear
- Living room with an open fire and French doors
- Formal dining room & home office
- Kitchen with a range of appliances, separate utility room and w/c
- Four double bedrooms, one with an en-suite shower room
- Contemporary family bathroom
- Fully enclosed rear garden perfect for young children or pets
- Detached double garage and off street parking for multiple cars
- EPC = D

## Guide Price £475,000

If you are looking to upsize, like the idea of rural living but still want to be only a short drive from the main road to Pocklington, Market Weighton and York, then look no further as this beautifully presented family home could be ideally suited to you. The property not only provides nicely proportioned accommodation but benefits from a fully enclosed garden with views over open fields at the rear, a rare commodity for so many houses these days.

Everingham has a very strong community spirit and hosts a variety of events throughout the year. The village hall is used for pub nights, functions and social occasions, so is the perfect place to meet new people. The village hall also has a tennis court immediately adjacent, a great activity for the summer months. The village is perfectly located for quick access to the M62 through Howden, which also benefits from its own train station with links across the country including London.

On entering the property you find yourself in a good sized entrance hall with stairs leading to the first floor and four doors off the hallway to the various ground floor rooms. The first door on the right opens into a spacious living room with an open fire at its centre, a wonderful addition especially in the colder winter months. There is a set of double doors at the rear that open out to the patio seating area and garden beyond. At the other side of the hallway is a formal dining room which could be used as a snug or games room. There is a study immediately adjacent to the kitchen, perfect if you work from home.

The kitchen is has been fitted with a solid wood worktop that incorporates a Belfast sink and a four ring halogen hob. There are additional appliances including a Neff slide & hide oven, Hoover dishwasher, an undercounter fridge and freezer. There is space for a breakfast table with chairs and various fitted storage units. A separate utility can be found off the kitchen with a worktop that incorporates a stainless steel sink with drainer, space for white goods and a door that opens to the garden and drive.

To the first floor there are four double bedrooms, the master benefitting from an en-suite comprising shower, low level w/c, pedestal hand basin and a chrome heated towel rail. A family bathroom comprising bath with shower over, low level w/c, hand basin with storage below and a heated towel rail completes the internal accommodation.

Externally the front and rear garden are both laid to lawn with borders of colourful flowers and mature shrubs. There is a full width patio, perfect for enjoying the sun in the summer months. A detached double garage provides covered parking for two cars, whilst the gated drive provides additional parking for multiple cars. There are stunning views over open fields at the rear.





**AN ATTRACTIVE FAMILY HOME WITH OPEN FIELDS TO THE REAR**



**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		63	76

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Ra		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		0	0

England, Scotland & Wales EU Directive 2002/91/EC

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.



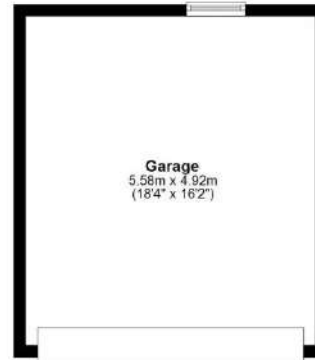
rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900

### Ground Floor



### First Floor



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

### 3 Priory Pastures

#### 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.