



Constantine House, Hull Road, Barmby Moor, York, YO42 4EZ

Guide Price £1,100,000

Constantine House is an individually designed and beautifully presented family home, located on the edge of Barmby Moor. The property was built in 2006 by the current owners and boasts over 4000 sqft of accommodation. Constantine House has rarely been seen on the open market, so a viewing is highly advised to fully appreciate everything that it has to offer.

On entering through the front door you find yourself in a truly stunning entrance hall with a central staircase that leads to the first floor. The formal living room is on the right hand side with a gas fire at its centre and tri aspect windows. There are two pairs of double doors that can be opened to provide access to the side garden. To the other side of the stairs is the formal dining room which again benefits from a gas fire. From this room and the hallway you can access the garden room which provides the perfect place to sit and enjoy the sun in the summer months. There are doors to either side that can be opened when entertaining guests or to create a through draft during the warmer months. A cloakroom with a w/c, hand basin and boiler cupboard completes this section of the property.

Staying on the ground floor and moving through into the other side of the house you come to an open plan kitchen/diner. There are exposed timber beams within the vaulted ceiling which are also present in the snug adjacent. An impressive central island provides the perfect place for relaxed dining and has built in storage below. There are two additional worktops, one incorporates a stainless steel sink whilst the other has an Aga at its centre. If you require storage then you will not be disappointed by the number of cupboards on offer. A double pantry cupboard is located at one end of the kitchen and has an American style fridge/freezer at its centre. In addition, there is a Miele microwave and a dishwasher. There are two sets of double doors at the opposite end of the room that open to the patio seating area.

The snug has been fitted with a solid wood floor and has built in storage. If you work from home then the study will certainly appeal as it has been fitted with a full wall of bespoke cupboards and drawers. The utility room is next and comprises L shaped worktop, Belfast sink, storage and space for various white goods. There is a large double garage that benefits from electric doors.

There are four large double bedrooms, all of which have en-suite facilities. The master bedroom has multiple built in wardrobes and an enormous en-suite comprising bath, walk in shower, low level w/c, bidet, a hand basin with his/her taps and two heated towel rails.

Externally there is a slate driveway which is accessed via an electric cast iron gate. The property is fully secured by a brick wall to all sides, so is perfect if you have young children or pets. There is a lawn to one side and a lovely specimen fish pond. At the rear you will find artificial grass, a patio seating area and a timber garden shed.





A REMARKABLE FAMILY HOME WITH OVER 4000 SQ FT



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)	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			
		76	80

Environmental Impact (CO ₂) Ra		0	0
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			
		0	0

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Constantine House, Hull Road, Barmby Moor, York, YO42 4EZ
Reference: 1799

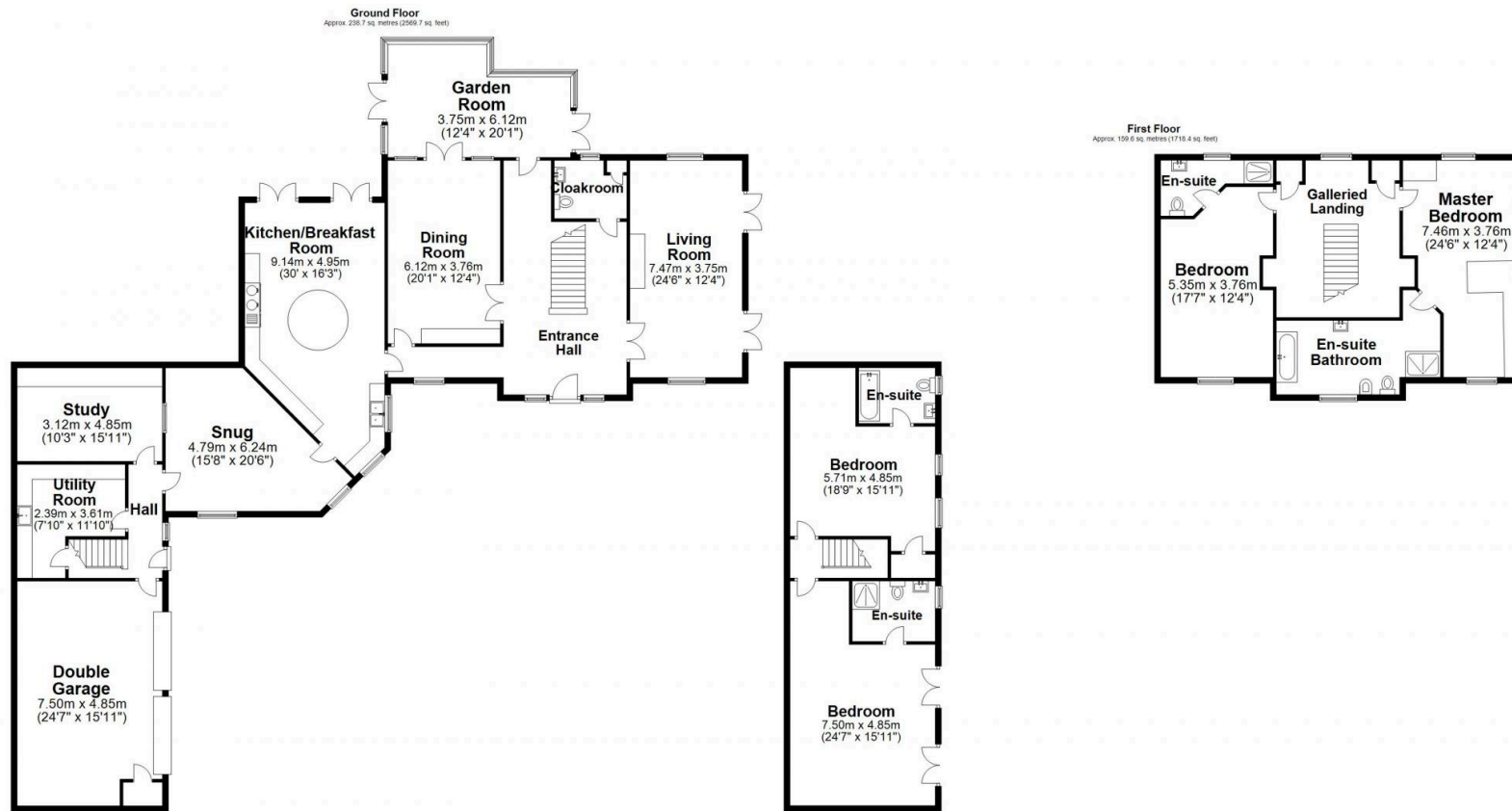


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Total area: approx. 386.4 sq. metres (4288.2 sq. feet)
The total sqm/feet area includes Garages & Outbuildings.
 Plan produced using Planipix.
Constantine House

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