

RM
English



RM
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FOR SALE
01904 697900

Meadow View, Full Sutton, York, YO41 1HW

- A stunning new build family home • Solar panels • Underfloor heating • Open plan kitchen/living/dining area • Utility room • Living room • Cloakroom with w/c and hand basin • Five bedrooms, one with an en-suite. Family bathroom • Garage and off street parking on the drive. Gardens to the front and rear • EPC = A

Guide Price £555,000

If you are looking for an individually designed and spacious new build family home, then look no further as this stunning property could be exactly what you are looking for. The property boasts a 5kw solar panel system, an addition that will surely appeal to anyone that likes the idea of green energy and reducing household bills. The property benefits from under floor heating, spacious living accommodation and views over open fields to the rear. A viewing is highly recommended to fully appreciate everything that this lovely home has to offer.

The entrance hall is a good size with stairs on the right leading to the first floor. On the left hand side you find a door that opens into a lovely living room that has a large window which allows an abundance of natural light to flood the room. To the other side of the hallway there is a door that opens into an integrated garage. In between the living room and open plan kitchen/living/diner you will find a nicely designed cloakroom, the first part can be used for the storage of coats and shoes, whilst the rear has been fitted with a w/c and hand basin.

Moving through into the rear of the property it is hard not to be impressed by the open plan kitchen/living/dining area which is not only light but has bi-folding doors that open to the rear garden, the perfect addition especially when entertaining guests in the summer months. The kitchen has been fitted with an L shaped worktop that incorporates a stainless-steel sink with drainer and a hob. There is an integrated double oven and space for dishwasher. There is an area at the centre of the room for a formal dining table with chairs, whilst living room furniture can go at the far end. There is a separate utility room that has been fitted with a worktop and has space below for white goods. A door opens to the outside.

To the first floor there are five bedrooms, four of which are doubles, the fifth could be used as a home office, if so desired. The master bedroom benefits from an en-suite comprising bath, shower, low level w/c and a hand basin. A family bathroom comprising bath, shower, low level w/c and hand basin completes the internal accommodation.

Externally the gardens have been laid to lawn, whilst there is off street parking to the front for multiple cars. There is a huge amount of potential to landscape and enhance the gardens, so if you like the idea of a patio, summer house or vegetable growing areas, then this could be done with ease.

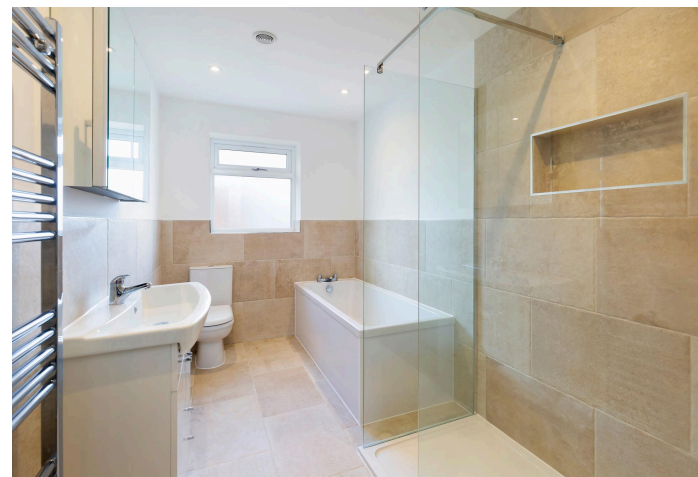
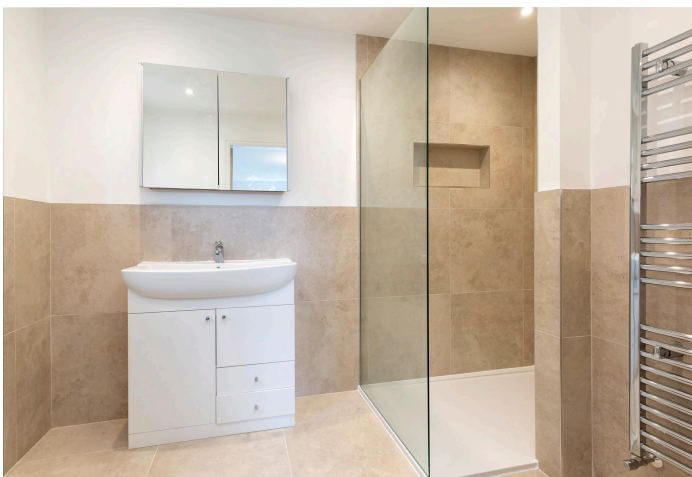
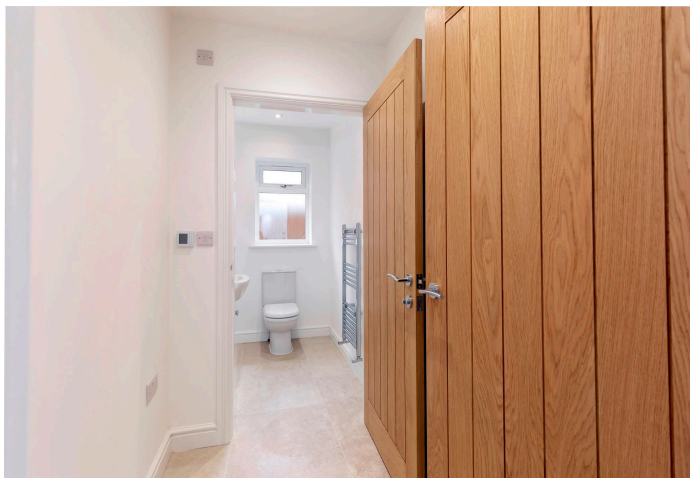




A STUNNING FAMILY HOME WITH OPEN VIEWS AT THE REAR



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) A	99	99
(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	

Environmental Impact (CO ₂) Ra		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	0	0
(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	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band Not Specified

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Meadow View, Full Sutton, York, YO41 1HW
Reference: 1743

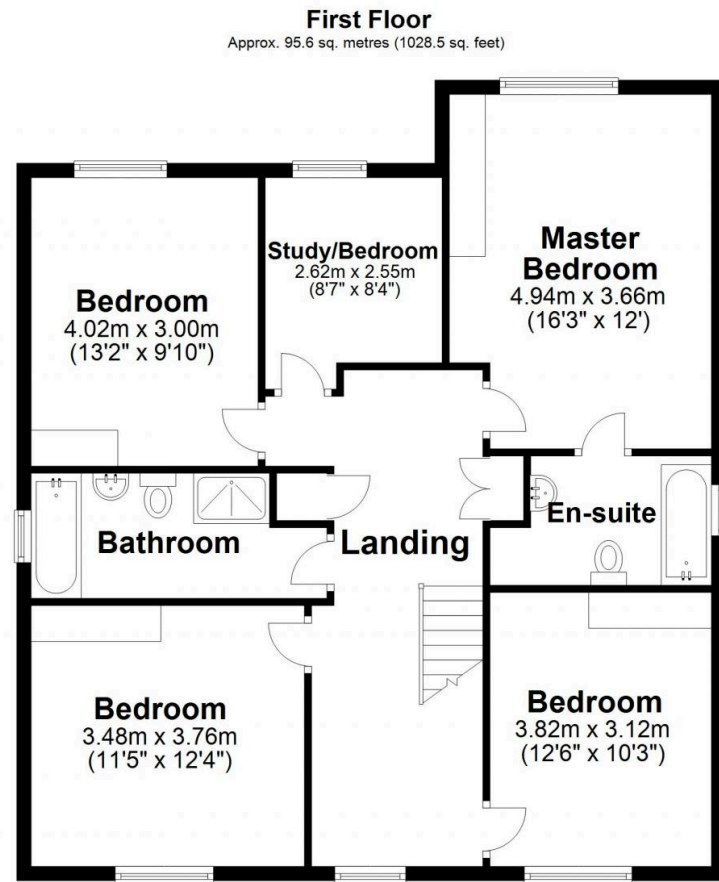
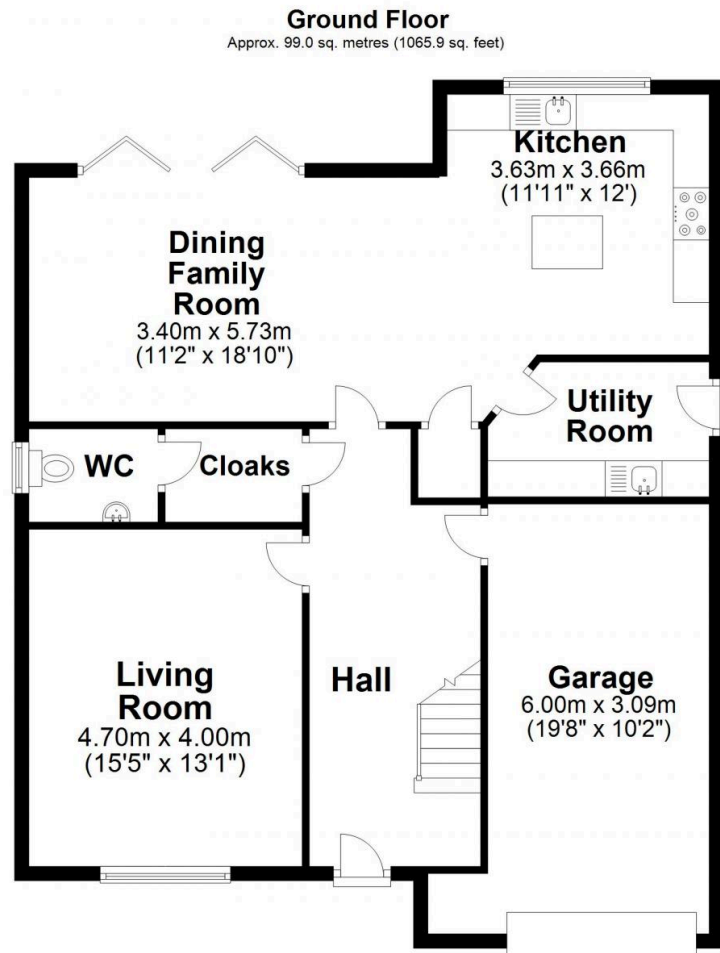


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Offices in York, Pocklington and Market Weighton

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Total area: approx. 194.6 sq. metres (2094.5 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

Meadow View

Disclaimer

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