



RM  
English

**Campey Lane, Melbourne, York, YO42 4RB**



- No Onward Chain • Potential building plot • Living room with dual aspect windows and an open fire • Snug with an open fire and sliding door that opens to the patio • Kitchen with fitted storage and space for white goods. Separate utility room • Ground floor bedroom and a family bathroom • Three double bedrooms to the first floor and a separate w/c • Timber garage with power, garden shed, patio and wood store • Driveway that provides parking for multiple cars
- EPC = D

## Guide Price £400,000

If you are looking for your next family home, like the idea of being part of a village community, yet still want quick access to the City of York and the market town of Pocklington, then look no further as this property could be exactly what you have been waiting for. The garden could be of particular interest to a builder as it is substantial in size and has potential to be turned into a building plot, subject to planning permission being obtained. It is not very often that opportunities such as this come to the market, so a viewing is highly recommended to fully appreciate everything it has to offer. The property is offered to the market with No Onward Chain.

On entering through the front door you will find yourself in a porch which is ideal for the storage of coats and shoes. Moving through you will see stairs rising to the first floor and a door on the right that gives access to the living room. There is an open fire at the centre of the room, perfect for the colder winter months, dual aspect windows that allow natural light to flood the room and a set of timber double doors that give access to the snug/formal dining room. This room provides a lovely space for entertaining guests as it not only boasts an open fire but has a sliding door that opens to the patio seating area.

The kitchen has multiple worktops, storage units and a freestanding oven with a four-ring hob over. In addition, there is space for a variety of white goods. A separate utility room can be found at the rear which has two fitted worktops, one of which incorporates a stainless-steel sink with drainer. From here you will find a door that opens to the integral garage. There is a ground floor bedroom with the family bathroom adjacent. This bedroom could be utilised as a home office if so desired.

To the first floor there are three double bedrooms, two of which have built in wardrobes, whilst another has the benefit of a hand basin with storage below. A separate w/c and hand basin completes the internal accommodation.

Externally there is a detached timber garage with power which could be used as a workshop, a timber garden shed, a lean too which is being used as a wood store and a patio seating area. The garden itself has been beautifully maintained with a variety of mature trees and shrubs, whilst a mature hedge provides privacy.







**A DECEPTIVE PROPERTY WITH A POTENTIAL BUILDING PLOT**





**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>	57	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		70
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

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

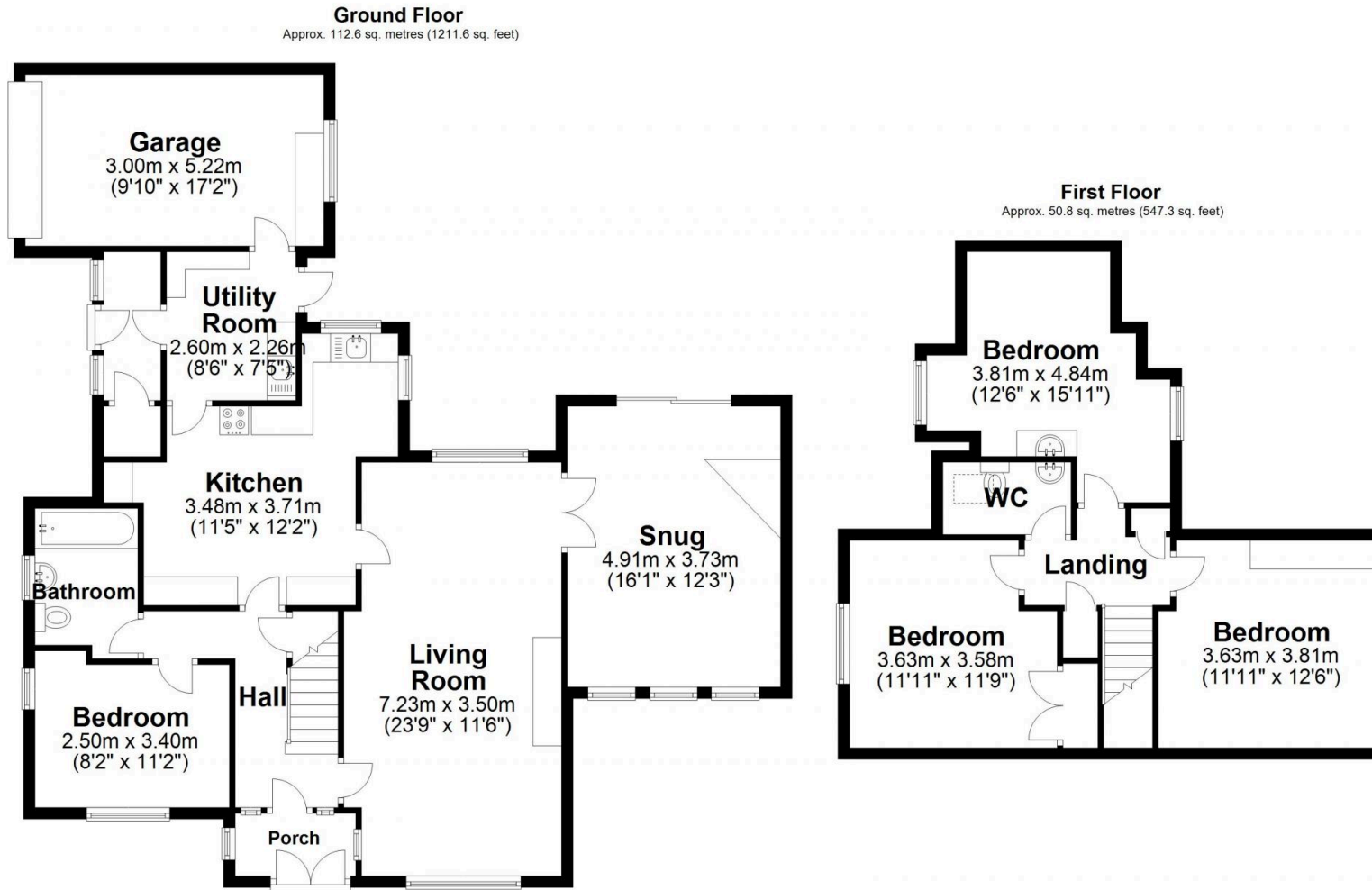


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Offices in **York, Pocklington and Market Weighton**

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Total area: approx. 163.4 sq. metres (1758.9 sq. feet)

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

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