



Ash Lane, Melbourn, York, North Yorkshire, YO42 4SW

• No Onward Chain • A beautifully presented modern family home in a highly desirable location • Two acres • Contemporary open plan kitchen/diner. Separate utility room and w/c • Living area split into two sections, one with an open fire • Separate dining area that could be used as a study • Four double bedrooms all with fitted storage, three of which also benefit from en-suite facilities • Family bathroom • Timber outdoor entertaining area with cooking, relaxing and hot tub areas. Off street parking for multiple cars • EPC = D

Guide Price £660,000

If you are looking for a change of lifestyle, like the idea of owning a rural property with land, desire views over open fields to all sides, then look no further as this lovely home could be exactly what you have been waiting for. The property boasts a fusion of open plan living spaces alongside individual cosy rooms, a contemporary kitchen/diner, spacious bedrooms, an outside entertaining area and an abundance of parking. This lovely home is offered to the market with No Onward Chain and a viewing is highly advised to fully appreciate everything it has to offer.

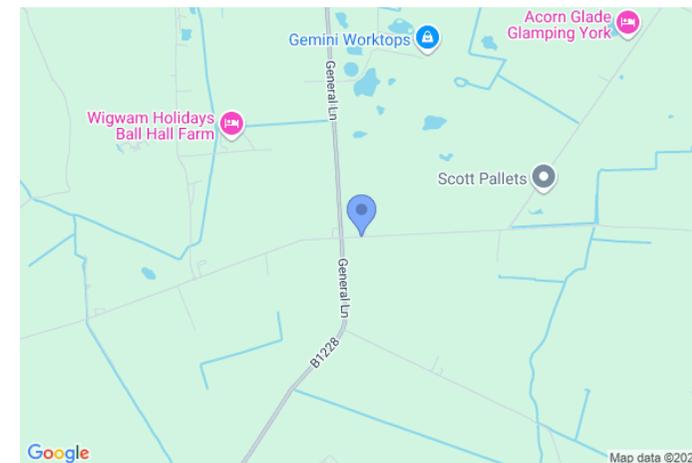
On entering you find yourself in an open plan living area which is currently being used in two parts. An open fire with a stone hearth can be found to one side, which is perfect for the colder winter months, whilst the opposite side has been set up as a relaxed sitting area.

Moving through into the rear of the property it is hard to not be impressed but the contemporary kitchen/diner which again has been designed and laid out in two parts. An impressive central island with a granite worktop that doubles up as a breakfast bar and incorporates a hibachi grill with downwards extraction can be found at the centre of the room. There is a recessed sink, various storage units and a wine fridge. The dining area is surrounded by glass which includes a ceiling lantern that allows natural light to flood the room. A set of double doors open to the garden. The second part of the kitchen is to the side and comprises of a four ring hob with downward extraction, two ovens, an American style fridge/freezer, dishwasher, storage and a recessed double sink. There is a separate utility room with a door to the rear garden and a w/c off. A second dining area can be found between the kitchen and the living room.

A door to the far side of the living room gives access to a double bedroom with an en-suite wet room comprising shower, low level w/c, hand basin and heated towel rail.

To the first floor there are three good sized double bedrooms, all with built in storage, two of which also benefit from en-suite shower rooms. A family bathroom comprising bath, shower with rainfall shower head, low level w/c, hand basin with storage below and a chrome hated towel rail completes the internal accommodation.

Externally there is a paddock to one side, which is perfect if you are looking to keep livestock and a large lawned garden to the other with a stunning covered timber entertaining space. Within you will find a cooking, seating and hot tub area, the perfect addition especially when entertaining guests in the summer months. There is a section of woodland to the rear of the house that provides a lovely place for children or pets to run around and play. There is off street parking for a large number of cars which is secured by timber gates.





A STUNNING FAMILY HOME WITH LAND & NO ONWARD CHAIN



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			
		59	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
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
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Ash Lane, Melbourne, York, North Yorkshire, YO42 4SW
Reference: 1115

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Waste treatment plant & LPG central heating.

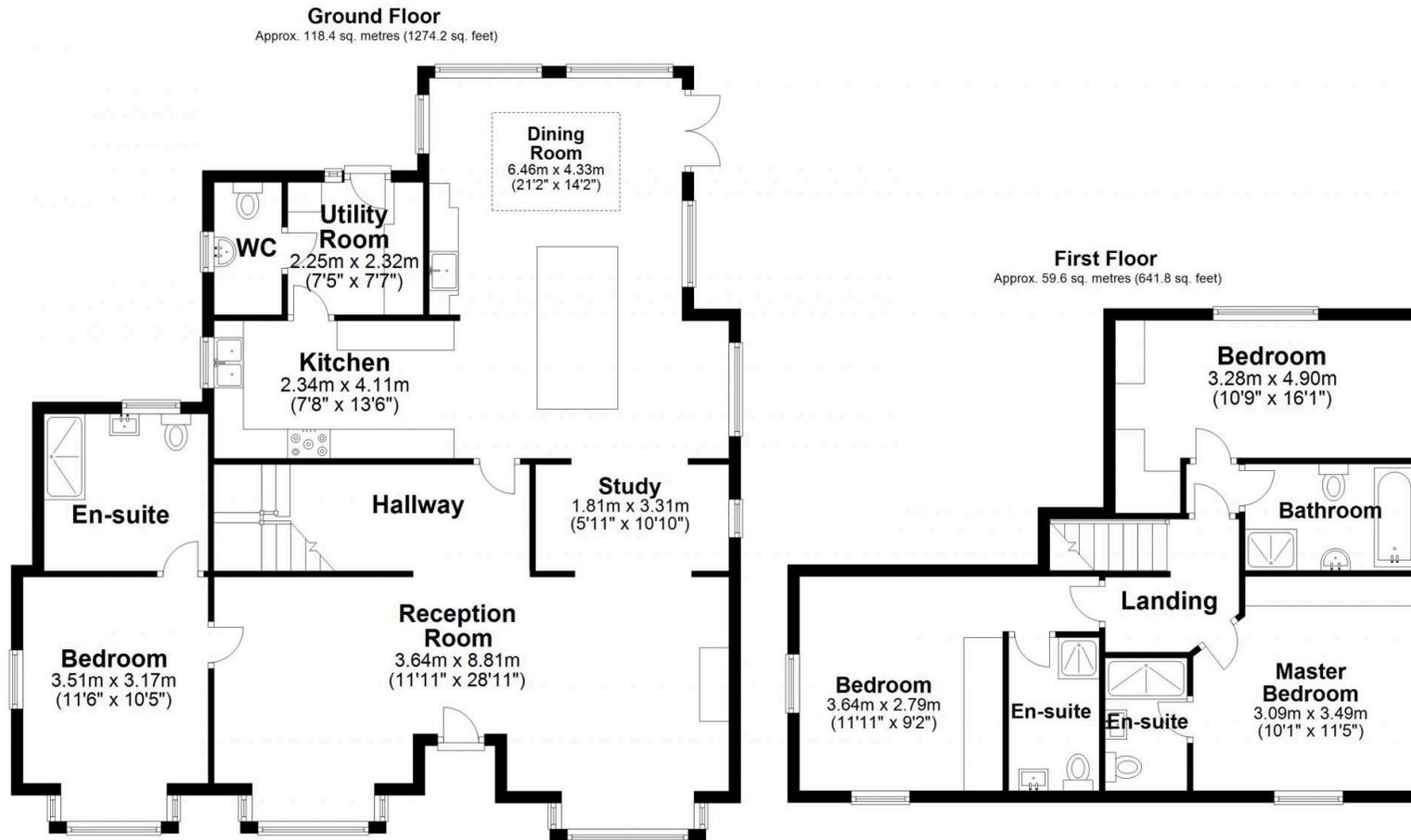


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Total area: approx. 178.0 sq. metres (1916.0 sq. feet)

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

Windwood

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