

Ashtons

Forge Close, Melbourne, York, YO42 4QS

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£450,000





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Forming part of this small exclusive development, constructed by Hogg The Builder, we are proud to offer this large four bedroom detached family house set on this large plot with gardens to the front and rear as well as an attached double garage and driveway.

Hogg built properties have a high following due to the quality of build and styling. This particular property has the benefit of a study as well as two reception rooms, a utility and cloakroom as well as a breakfast kitchen. The master bedroom on the first floor also benefits from an ensuite shower room.

Melbourne is situated approximately 13 miles from York city centre and 5 miles from the busy market town of Pocklington.

Council Tax Band- E

















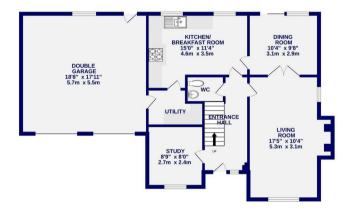


Forge Close Melbourne, York YO42 4QS

Freehold Council Tax Band - E

- Modern Detached Family House
- Four Bedrooms
- Two Reception Rooms & Study
- Two Bathrooms & Cloakroom
- Double Garage & garden
- Breakfast Kitchen & Utility Room
- EPC F

GROUND FLOOR 1007 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR 644 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 1652 sq.ft. (153.4 sq.m.) approx.

Whilst every altering has been made to ensure the accuracy of the footplan, measurements of rooms and a other items are approximate. If included in the plan the garagistores will form part of the overall little than the plan of the overall illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

