



ROB LETTS

EXPERIENCE
exp UK

Newall House, Back Lane, Allerthorpe

Guide Price £850,000

5 2 3



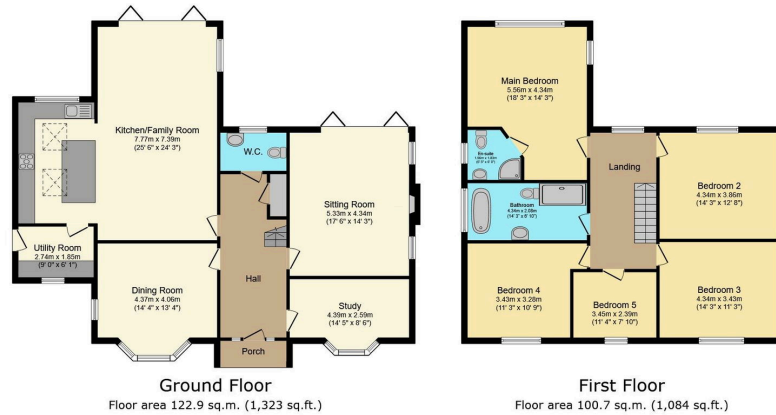
Set on a quiet lane with open field views to the front, this substantial detached family home offers over 2,400 sq ft of beautifully proportioned living space in one of Allerthorpe's most desirable locations. Built by a respected local developer, the property combines generous room sizes with a high-quality specification that sets it apart from typical modern homes.

The ground floor is designed for modern family life, featuring a welcoming reception hall, a comfortable sitting room with inglenook fireplace and wood-burning stove, a formal family room, a separate study, and an impressive open-plan kitchen and main family space. The kitchen is centred around a large island, fitted with integrated appliances, and flooded with natural light from Velux roof windows and bi-fold doors opening onto the rear garden.

Upstairs, the principal bedroom benefits from an en-suite shower room, with four further well-proportioned bedrooms and a standout family bathroom featuring a freestanding contemporary oval bath and a large double step-in shower cubicle.

Externally, the property enjoys a powered gated driveway, a detached double garage, and a rear garden that is far larger than typically expected for a modern home. Positioned just off the A1079 and within easy reach of Pocklington, York and Hull, this is a superb village-edge family home offering space, quality and lifestyle in equal measure.

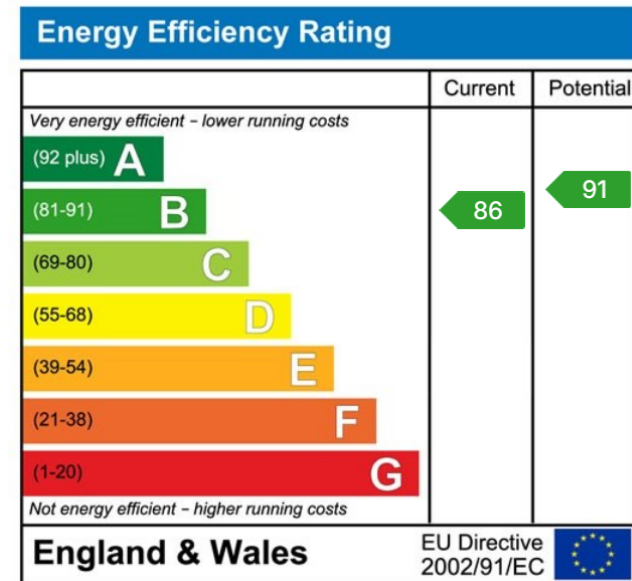




Total floor area: 223.6 sq.m. (2,407 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Stunning Detached House
- Five bedrooms — four excellent doubles
- Open field views to the front
- Three reception rooms
- High-quality finish throughout
- Stunning open-plan living kitchen
- Large lounge with log burner & bi-fold doors
- Powered gated driveway & detached double garage
- Offered with no forward chain
- Quote RL0918 when calling to book your viewing



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