

RM
English

New Pastures, Melbourne, York, YO42 4QD

- A beautifully presented family home in a highly desirable location • 16 solar panels • Living room with dual aspect windows & a log burner • Formal dining room with a log burner • Stunning kitchen with a range of fitted appliances, velux roof lights & storage • Separate utility room • Four double bedrooms, two with built in wardrobes • Shower room & separate family bathroom • Garage, two drives & an enclosed garden • EPC = B

Guide Price £530,000

Situated within the picturesque and highly desirable village of Melbourne, this exceptional detached residence offers an enviable combination of generous family living, versatile accommodation and a peaceful village setting, all within easy reach of York, nearby market towns, highly regarded schools and excellent transport connections. Extending to over 2,000 sqft, the beautifully presented accommodation has been thoughtfully arranged to suit a variety of lifestyles, with an adaptable layout equally suited to growing families, multi-generational living or those seeking dedicated home-working space.

Screened behind mature hedging, the property enjoys an attractive approach via a gravelled driveway providing ample off-road parking and access to the attached single garage. The property also benefits from 16 solar panels, enhancing its energy efficiency without compromising its characterful appearance.

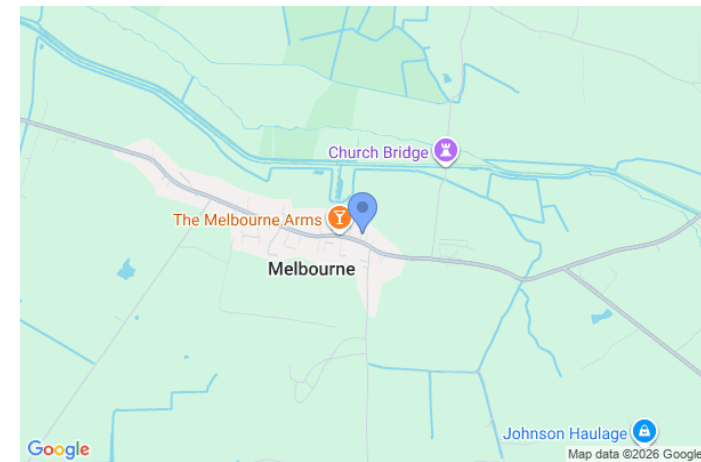
A welcoming porch opens into a spacious reception hall, introducing the light-filled interiors beyond. The elegant dual-aspect living room is centred around an impressive stone fireplace incorporating a log-burning stove, creating a warm and inviting focal point. Complementing this is a generous formal dining room, where a charming bay window and a second wood-burning stove provide an ideal setting for both everyday family dining and larger-scale entertaining.

Occupying the rear of the property, the superb dining kitchen forms the heart of the home. Beautifully appointed with an extensive range of shaker-style cabinetry, quality integrated appliances and tiled splashbacks, the space is flooded with natural light from overhead skylights, creating a bright and welcoming environment for cooking, dining and socialising. Adjoining the kitchen, a practical utility room offers additional storage, laundry facilities and direct external access.

The versatility of the accommodation continues on the ground floor with two spacious double bedrooms served by a stylish contemporary shower room, complete with a walk-in shower, sleek vanity unit and modern fittings. This arrangement provides excellent flexibility for guest accommodation, dependent relatives or private home office space.

To the first floor, a central landing gives access to two further generously proportioned double bedrooms, both enjoying skylight windows and a full wall of built in wardrobes. They are complemented by a well-appointed family bathroom featuring a panelled bath with overhead shower, a contemporary vanity unit and w/c.

Outside, the property is surrounded by attractively landscaped, low-maintenance gardens which wrap around the house, offering an excellent degree of privacy and seclusion. A generous, paved area provides the perfect setting for al fresco dining and summer entertaining, while the gravelled driveway offers ample parking and leads directly to the attached single garage. In addition, there is a greenhouse, perfect for anyone that enjoys growing their own produce.





A STUNNING FOUR BEDROOM FAMILY HOME WITH 16 SOLAR PANLES





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

Environmental Impact (CO ₂) Rating		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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

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

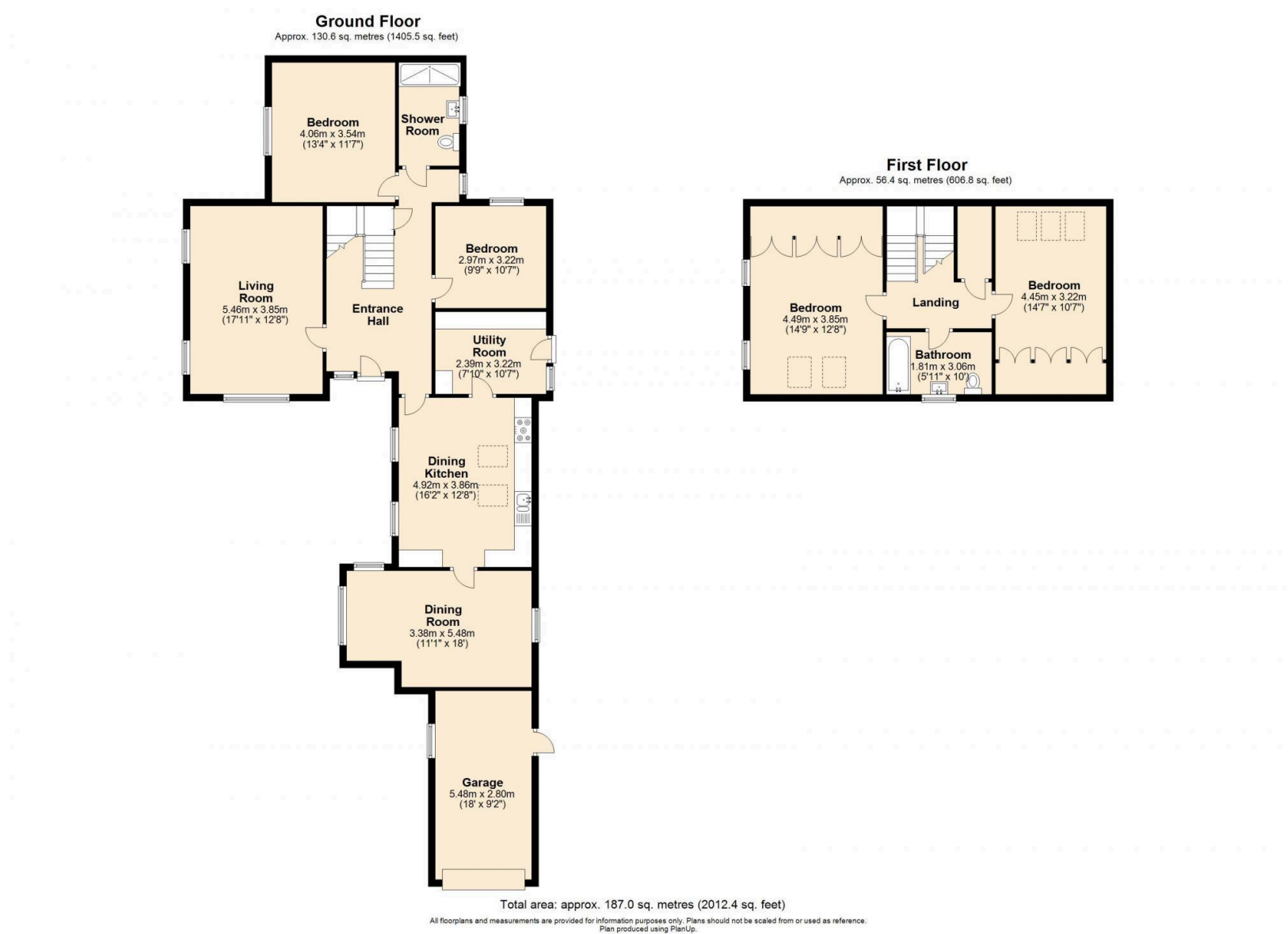


rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.