



ROB LETTS

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# Roman Close, Hayton

Guide Price £400,000

4 2 2



Tucked away in the desirable village of Hayton, this beautifully presented four-bedroom link-detached home offers spacious and flexible accommodation in a peaceful non-estate position between York and Beverley.

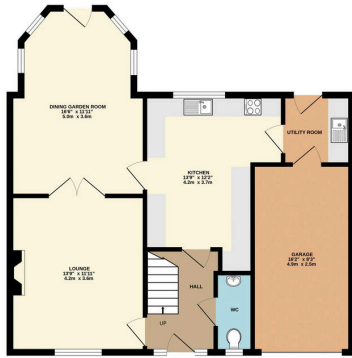
Designed with family living in mind, the property features a welcoming entrance hall, downstairs cloakroom, spacious sitting room with feature gas fire, bright dining/sun room overlooking the garden, and a superb re-fitted dining kitchen complete with integrated appliances and breakfast bar seating. A separate utility room and integral garage add further practicality. Upstairs, all four bedrooms are genuine doubles – a rare and highly desirable feature. Two of the main bedrooms benefit from vaulted ceilings, creating a fantastic sense of space and character, while the principal bedroom also enjoys a stylish refurbished en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

Outside, the property offers off-road parking and a private enclosed rear garden with patio seating area, perfect for entertaining or relaxing.

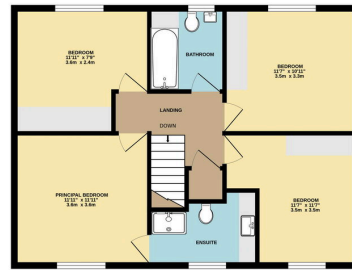
Hayton is a highly regarded commuter village with excellent access to York, Beverley, Pocklington & the Yorkshire Wolds, making it ideal for buyers seeking countryside living without compromising on connectivity.



GROUND FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



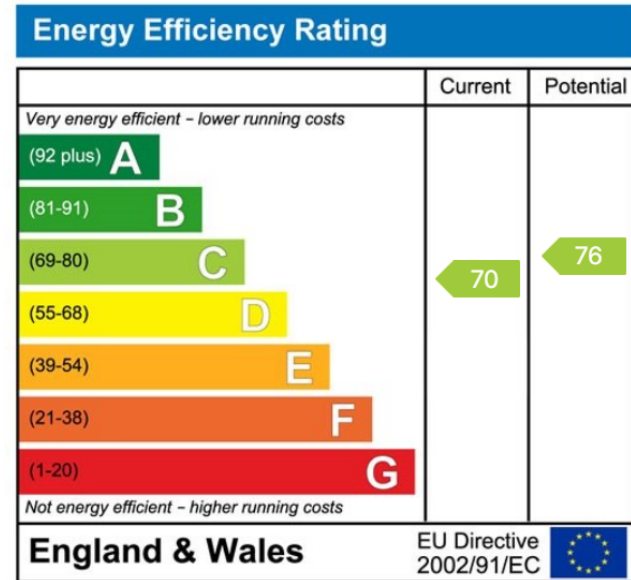
1ST FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Beautifully presented four-bedroom link-detached home
- Two bedrooms with characterful vaulted ceilings
- Bright dining/sun room overlooking the garden
- Separate utility room and integral garage
- Excellent commuter access to York, Beverley & Pocklington
- All four bedrooms are genuine doubles
- Situated in a peaceful non-estate village position
- Stunning re-fitted dining kitchen with breakfast bar
- Private enclosed rear garden with patio area
- When enquiring about this property, please quote ref: RL0918



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