

# Seaton Ross, York

£350,000

- Detached Property
- 3, 4 or 5 bedrooms
- No Onward Chain
- Renovation Project
- Period Features
- Sought After Village
- Flexible Internal Options
- Allocated Garden and Parking

Halifax House is substantial detached property, requiring sympathetic restoration which will create a four / five bedroom dwelling located in the heart of this ever popular village. The property offers almost 2,700sqft of internal floor area with associated parking and garden space.

Halifax House is in the centre of Seaton Ross and formerly the Bomber's pub and is situated in the heart of this ever-popular village location and provides discerning property developers with an outstanding renovation project.

The property offers almost 2,700 sqft of gross internal floor space with flexible living accommodation that can be adapted to a buyer's needs and specifications.

The property is part of a wider residential development site, and as such is being sold with clearly defined boundaries, a rear garden and ample off-street parking.

The accommodation is set across 2 floors, and the current layout clearly provides 3, first floor double bedrooms.

In addition, there are 6 obvious downstairs reception rooms with flexibility to create a downstairs bedroom, or even a self-contained ground floor annex.

There are currently toilet facilities on both the ground and first floor, with services available to create luxury ensuite bedrooms.

The property has retained a number of its original period features, and enjoys a superb frontage looking out onto Mill Lane.

The property has a vehicular access directly off Mill Lane which continues down the side of the property and opens out at the rear of Halifax House where the buyer can create his or her's required amount of off-road parking.

The property enjoys a lawned frontage with pedestrian access to the property's front door. A fenced border clearly defines the side boundary, and the rear garden is enclosed and private to Halifax House. Please note: The rear garden has been enhanced using AI to showcase an 'end result' of how a 'finished' garden may look.

The property is being offered for sale with both vacant possession and no onward chain and is certain to be of interest to families, property investors and DIY enthusiast.

As part of the wider development scheme, detailed plans have been passed showing the intended site layout of Halifax House along with architects drawings to revise the layout of the property, should a purchaser wish. A full set of plans are available upon requests from the selling agent.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.













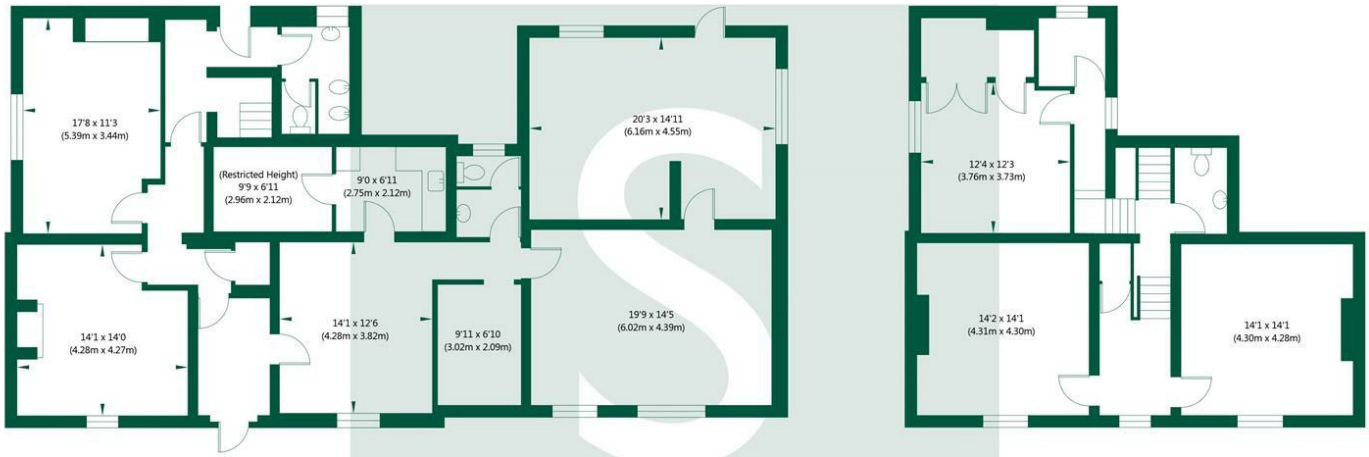








North End, Seaton Ross, York, YO42 4LU




Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1788 SQ FT / 166.06 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 861 SQ FT / 80.03 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2649 SQ FT / 246.09 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025

