



Melbourne, York, YO42 4RQ

- A beautifully presented family home with a substantial plot
- Living room with a contemporary electric fire
- Formal dining room with French doors out to the garden
- Open plan kitchen/living area with multiple fitted appliances & storage
- Separate utility room & home office
- Four bedrooms, one with an en-suite & built in storage. Family bathroom
- Fully enclosed rear garden with mature trees & a hard standing
- Garage & a off street parking for multiple cars
- Septic tank
- EPC = D

Guide Price £625,000

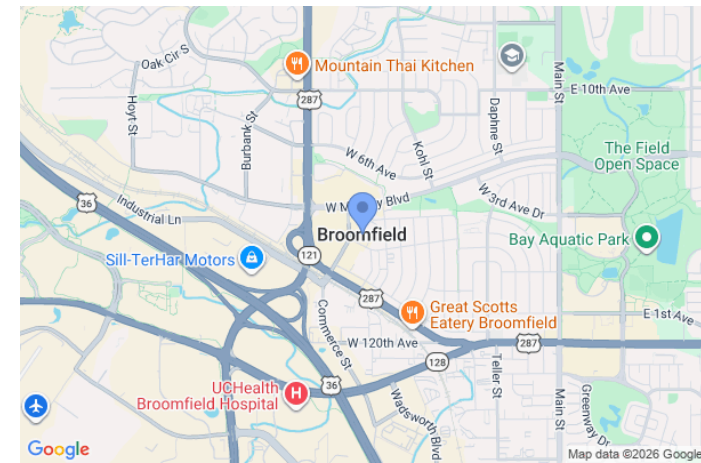
Nestled within the highly sought-after East Yorkshire village of Melbourne, this exceptional residence offers a quintessential rural lifestyle combined with convenient accessibility. Melbourne is a picturesque and vibrant community, renowned for its peaceful countryside atmosphere, scenic local canal walks and strong sense of village identity. Everyday requirements are superbly catered for by a charming traditional public house, a well-regarded primary school and an active village hall. For a wider array of amenities, the historic market town of Pocklington lies just a short drive away, offering independent shops, eateries and excellent schooling, while the historic city of York is within easy commuting distance, providing world-class cultural attractions, high-street shopping and direct rail links to London King's Cross.

Approached via an expansive gravelled driveway providing ample off-street parking alongside a mature central focal bed, the property makes an immediate impression with its crisp, modern facade and sleek architectural lines. Extending to nearly 2,000 square feet including outbuildings, the home has been thoughtfully designed and finished to an uncompromising standard, seamlessly balancing stylish contemporary living with relaxed family functionality.

Upon entering, a welcoming hall leads into a versatile ground floor arrangement crafted for both formal entertaining and relaxed day-to-day living. The principal living room is centred around a contemporary media wall featuring a sleek integrated linear fire, flanked by textured stone-effect accent panelling and low-level bench seating. An archway leads through to the formal dining area, creating a fluid semi-open plan feel. The heart of the home is undoubtedly the stunning open-plan kitchen and living space, flooded with natural light and featuring premium high-gloss cabinetry, high-end integrated appliances and clean, streamlined work surfaces set over polished porcelain tile flooring. Adjacent to the main kitchen, a substantial utility room provides additional practicality, while a home office completes the ground floor.

Ascending to the first floor, the accommodation is arranged around a central landing. The principal bedroom features a dedicated walk-in dressing area fitted with bespoke open wardrobes and an elegant en-suite shower room. Three further generous bedrooms offer excellent flexibility for a growing family or guest accommodation, served by a luxurious family bathroom complete with a whirlpool bath, walk-in rainfall shower and contemporary sanitaryware.

Outside, the rear garden enjoys a private and sunny aspect, predominantly laid to a sprawling lawn bordered by timber fencing, raised beds and mature specimen trees. The hard standing to one side provides the ideal setting for alfresco dining and summer hosting. Further practicality is provided by a substantial garage with attached external storage stores. In addition, the property is connected to a private septic tank drainage system.

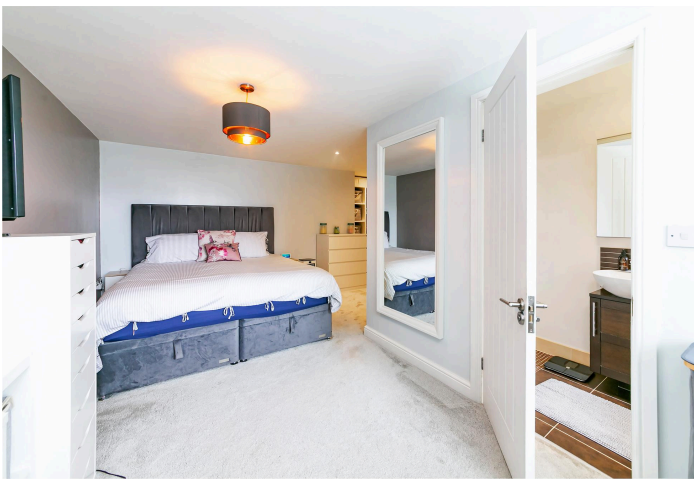




A CONTEMPORARY FAMILY HOME WITH A SUBSTANTIAL PLOT



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



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		
	66	75
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 C

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Oil fired central heating. Septic tank.



rmenglish.co.uk



Offices in **York, Pocklington and Market Weighton**

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

Approx. Gross Internal Floor Area 1730 sq. ft / 160.78 sq. m
Garage 263 sq. ft / 24.44 sq. m
Total 1993 sq. ft / 185.22 sq. m

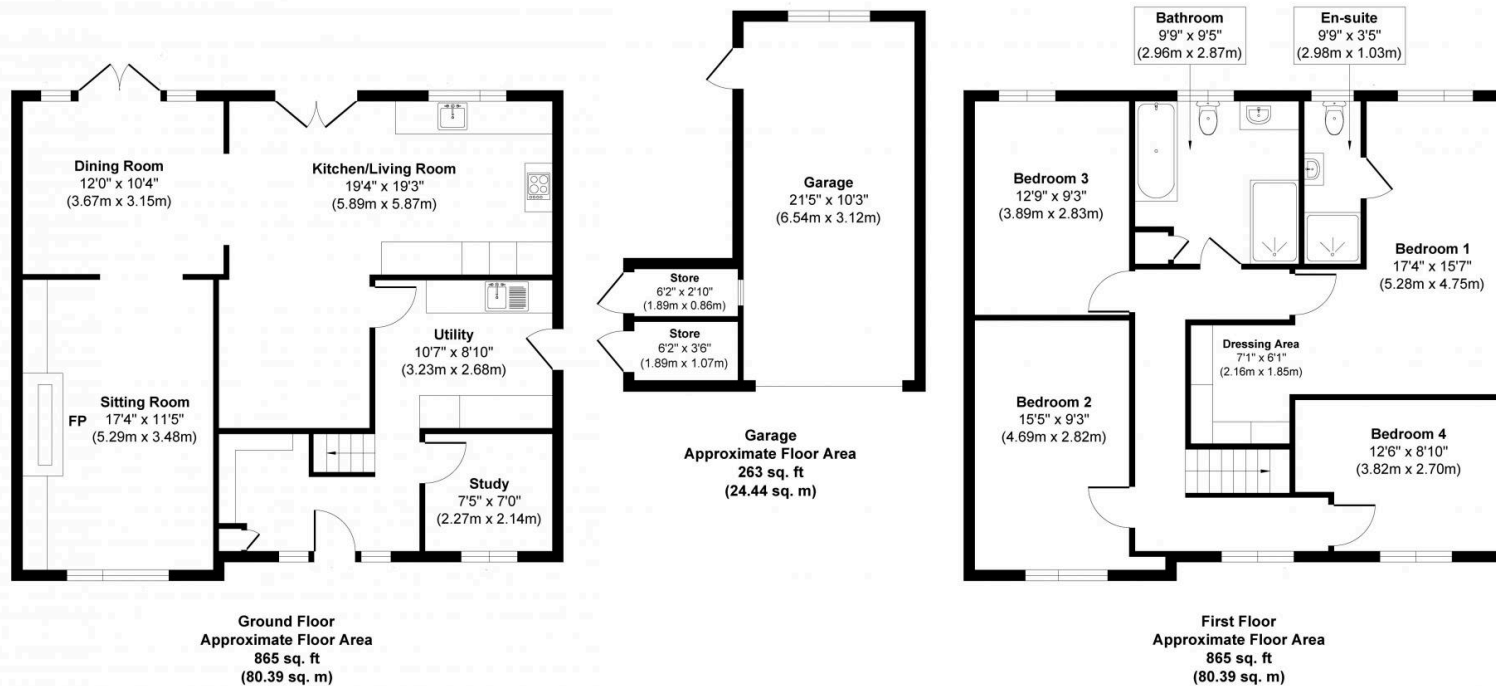


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