



**Forge Close, Melbourne, York, YO42 4QS**



• A beautifully presented family home in a highly desirable location • Kitchen with a range of fitted appliances & storage. Utility room • Living room with an impressive inglenook fireplace • Dining room • Ground floor w/c • Five bedrooms, all but one with built in storage. Master has an en-suite. • Family bathroom • South facing garden with a lawn, patio, summer house & views over open fields • Double garage with an electric roller door. Off street parking on the drive • EPC = F

## Guide Price £525,000

This five bedroom detached family home was originally built by Hogg the builder, a company renowned for its quality and attention to detail, so if you are looking for change of lifestyle, like the idea of being located on a quiet cul de sac and desire views over open fields then look no further as this property could be exactly what you have been waiting for. The current vendor has lovingly maintained the property over the years whilst also making various improvements including the erection of an attractive garden room, the fitting of a new kitchen and replacement windows throughout. Properties within this development don't come on the market very often, so a viewing is highly recommended to fully appreciate everything it has to offer.

On entering the hall there are stairs rising to the first floor and doors to the cloakroom (with w/c and hand basin), the living room and the dining room. The living room is impressive as it benefits from a signature Hogg inglenook fireplace which currently has a gas fire at its centre but could be fitted with a log burner subject to minor alterations. There are dual aspect windows which allow natural light to enter, exposed timber beams and a set of French doors which open into a stunning garden room that provides the perfect place to sit and enjoy the sun in the warmer months.

The kitchen has been fitted with a U shaped worktop, a four ring gas hob, sink with drainer, under counter fridge, double oven, microwave, dishwasher, various storage units and a breakfast bar. The dining room is next to the kitchen, so if you prefer open plan then the wall between the two could be removed. A separate utility room can be found to the other side of the kitchen and has a door at either end, one opens to the rear garden the other to the integrated double garage with an electric roller door.

To the first floor there are five bedrooms (four doubles and a single), all but one benefit from built in storage whilst the master also has an en-suite comprising quadrant shower, hand basin with single drawer vanity unit and a low level w/c. A family bathroom comprising corner bath, shower, w/c and hand basin completes the internal accommodation. Off the landing is the airing cupboard (with hot water tank and useful shelving) and a hatch to the loft which has light.

Externally the rear garden is mainly laid to lawn with borders of mature shrubs and colourful flowers. There is a summer house in one corner and a patio seating area. There are open fields to the rear where wildlife can be seen and enjoyed. There is a driveway to the front that provides parking for 3 cars.

Melbourne village has a Primary School with nursery classes. Secondary schools are in the nearby market town of Pocklington (private and state). A short walk away are the village recreation ground and walks along the beautiful Pocklington canal.







**A SPACIOUS FIVE BEDROOM FAMILY HOME WITH OPEN VIEWS AT THE REAR**





**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	54

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	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. LPG central heating

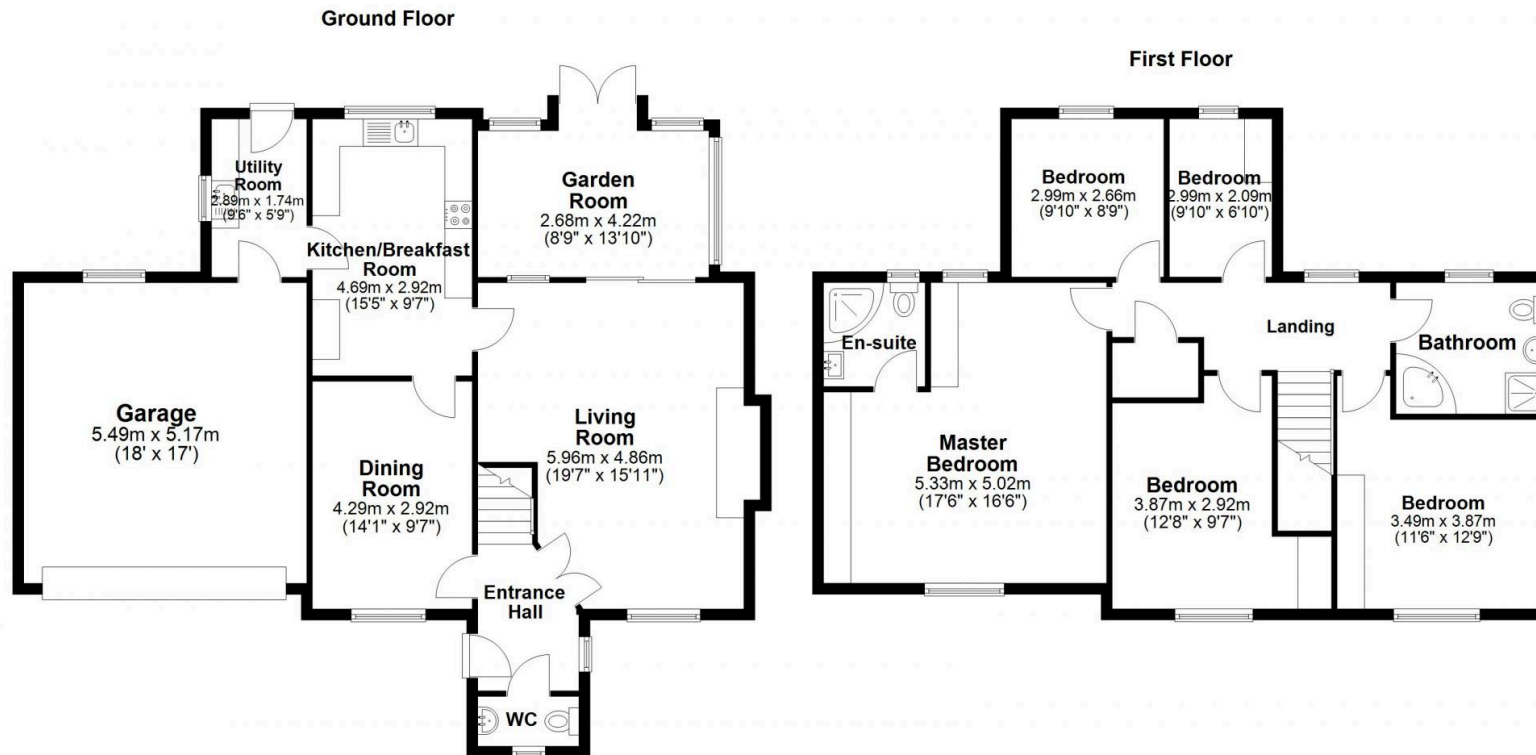


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Offices in **York, Pocklington and Market Weighton**

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Total area: approx. 197.7 sq. metres (2128.0 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled.  
Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.  
Plan made with PlanUp  
Plan produced using PlanUp.

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