



South End, Seaton Ross, York, YO42 4LT

- A beautifully presented family home in a highly desirable location • Underfloor heating to the ground floor • Stunning open plan kitchen/living/dining area with two sets of bi-fold doors • Utility room, w/c & a four piece ground floor bathroom suite • Living room with a log burner & a home office/snug • Five bedrooms, one benefitting from a dressing room & en-suite • Family bathroom • Large rear garden with views over open fields • Double garage & additional off street parking on the drive • EPC = D

Guide Price £625,000

Situated in the picturesque East Yorkshire village of Seaton Ross, this exceptional five-bedroom home combines a peaceful rural setting with well-connected village living. Surrounded by open countryside and quiet lanes, the village enjoys a peaceful rural setting with a strong sense of community, centred around its historic church and village playing fields. The nearby market towns of Pocklington and Market Weighton provide a wider range of independent shops, cafés, schools and leisure facilities, while excellent road connections provide convenient access to York, Hull and the wider motorway network.

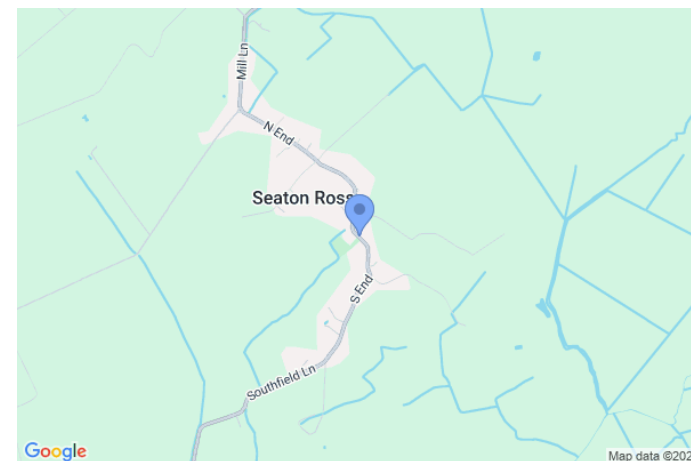
The property is approached via a generous gravel driveway, providing ample off-road parking and leading to a detached double garage.

Internally, the accommodation has been thoughtfully arranged to provide well-proportioned spaces for both family life and entertaining. To the front of the house, a dedicated home office features bespoke fitted cabinetry, an integrated desk and an attractive brick fireplace, creating a practical and characterful workspace. A separate living room with a log burner provides a more intimate reception space, while the ground floor is further complemented by a beautifully appointed bathroom with a freestanding roll-top bath and separate walk-in shower.

At the heart of the house is an impressive open-plan kitchen/living/dining area. Flagstone flooring, a substantial central island and Belfast sink create a timeless country aesthetic, while 2 sets of bi-folding doors draw in an abundance of natural light and open directly onto the rear terrace and garden. The kitchen is complemented by a useful pantry/store and a separate utility room, which benefits from direct external access, together with a downstairs cloakroom.

The first floor provides five well-proportioned bedrooms, arranged around a spacious landing. The principal bedroom is particularly well appointed, with a walk-in wardrobe, en-suite shower room and doors opening to a Juliet balcony, from which there are far-reaching views across the rear garden and surrounding countryside. Four further bedrooms provide flexible accommodation for family, guests or additional home-working space and are served by a contemporary family bathroom, finished with attractive patterned tiling.

Outside, the rear garden is predominantly laid to lawn and enjoys an open aspect across the surrounding fields. A low post-and-rail fence defines the far boundary without compromising the outlook, while a substantial patio immediately adjoining the house provides an excellent setting for outdoor dining and entertaining.





A BEAUTIFULLY PRESENTED 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) 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	
62	73
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 E

Local Authority East Riding of Yorkshire Council

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



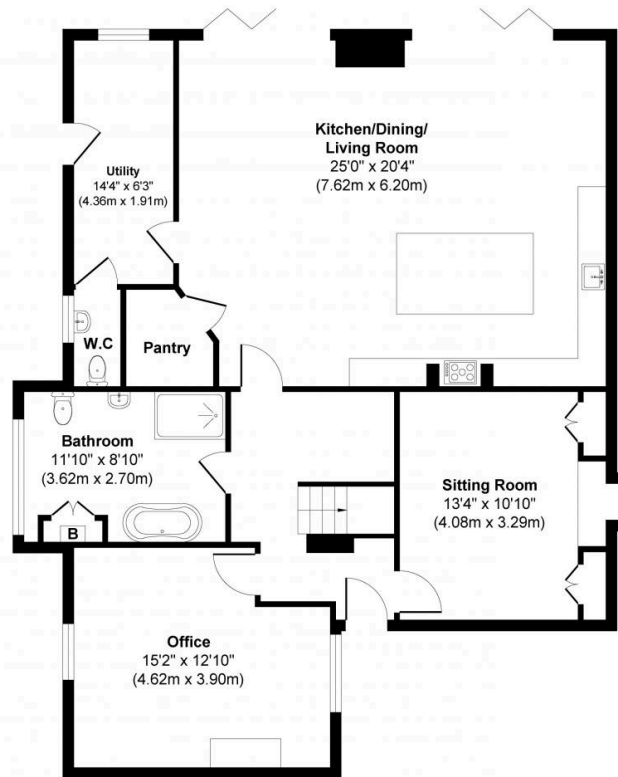
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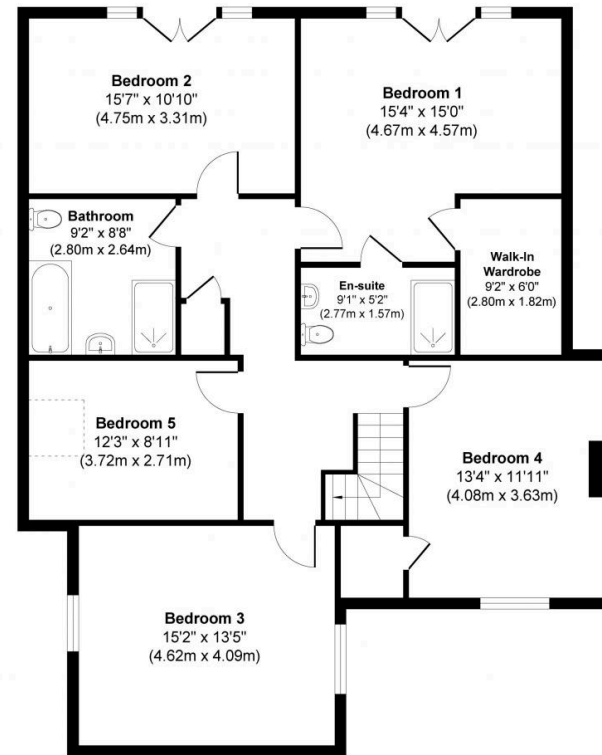
Offices in **York, Pocklington and Market Weighton**

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Approx. Gross Internal Floor Area 2447 sq. ft / 227.30 sq. m



Ground Floor
Approximate Floor Area
1225 sq. ft
(113.80 sq. m)



First Floor
Approximate Floor Area
1222 sq. ft
(113.50 sq. m)

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