



WEST END, SEATON ROSS YO42 £495,000

NORTH
RESIDENTIAL



A beautiful family home, located in an attractive village setting, offering impressive family and entertaining space. Featuring a relaxing, ambient atmosphere, the garden offers an oasis, and the private setting enhances this property perfectly.

This is a beautiful and welcoming home which is a perfect village home and it has been enhanced and improved in recent years. The property has fantastic accommodation of about 2027 sqft in total and is perfectly enhanced for modern family living, being situated within a charming village setting, highly convenient within the Vale of York. This is an accessible location, with easy access to the amenities of York and the market town of Pocklington.

This desirable property has outstanding accommodation with tasteful fixtures, this stunning family home has had multiple improvements to enrich this property. Benefitting from being naturally light throughout; the accommodation offers wonderful flexible space, and this strengthens the family living and entertaining capacity of the whole house. It is in an ideal position, within walking distance of beautiful country walks within this unspoilt village.



Tenure Freehold	Local Authority East Riding	Council Tax Band Band E	EPC Rating Band D
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Introduction.

The property has been cared for and is in excellent condition. There is beautiful space for formal and family dining and entertaining and this flows into the beautiful garden. The layout has been designed to allow the full benefit of the views onto the private garden and the space captures the lovely views. The accommodation provides attractive proportions, there is the benefit of recently laid new carpet, and many attractive features.

Time, care, and attention to detail has been invested throughout the house which has resulted in a rare opportunity to live in this sought-after village property. With a layout that flows harmoniously throughout, it is a perfect home for a variety of family sizes.

Property description.

The naturally bright entrance hall offers a welcoming and warm feel to the house. The configuration allows the space to be maximised and there is a study space with a deep bay window with views onto the front garden. The reception space is located off the hall. There is a good-sized family room to the front which would allow for multiple different uses such as a dining room, TV room, games room or playroom. The sitting room is located to the rear and this benefits from an open fireplace with an attractive and finely detailed surround. This impressive and generously sized room has an inviting feel, where the entertaining scope can be fully maximised. The beautiful dining room is located beyond, where the garden views can be fully enjoyed and this enhances the welcoming atmosphere. There is a nice balance to the room, and the natural light creates a beautiful atmosphere. Having a dual aspect onto the private south-east facing garden and double doors providing garden access makes this room perfect for family life, formal and relaxed entertaining.





The naturally light kitchen benefits from views onto the south-east facing rear garden and this has an excellent range of wall and base units. During the warmer months, the garden blends seamlessly into the house which maximises the entertaining scope of outside. There is an integrated electric oven and hob, fridge freezer and granite work surface. The adjacent utility has plumbing for a washing machine, sink, there is a door to the rear garden and ample storage space. The remaining ground floor accommodation includes a WC.

The landing complements the strength of the bedroom accommodation with a window providing elevated views onto the garden and open countryside beyond. The principal bedroom offers a striking statement with an attractive dual aspect, a walk-through dressing room area with a generous amount of integrated wardrobes, and a fully tiled, en-suite shower room with high quality, modern fittings, and a heated towel rail. The remaining three bedrooms are all good-sized double rooms, bedroom two has integrated wardrobes together with an en-suite shower room which is fully tiled, benefits from modern white fittings and storage below the wash hand basin.



Outside.

The south-east facing rear garden is fully enclosed and there is generous parking for multiple vehicles. The detached double garage is cleverly located to the rear which provides flexible use. The garden is very private and views onto open countryside can be enjoyed. A raised decked area offers an attractive seating area where the garden and un-obstructed views can be enjoyed and there is a patio located by the doors leading into the kitchen and dining room. There are mature shrubs, lawn, and attractive mature trees which offer structure and texture to the outside.

Services.

Oil fired central heating. Mains drainage and electricity.

Directions.

Postcode – YO42 4NN

For a precise location, please use the What3words App///food.showdown.
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Location.

Seaton Ross is a sought-after and un-spoilt village, highly accessible for Pocklington and York. The village has a thriving community and is home to St. Edmunds Church, The Black Horse pub, village hall, play park, playing fields and nature plot. The village is welcoming, friendly and sociable with an Art Group, mobile library, and the village hall is host to numerous recreational activities. The nearby village of Melbourne has a popular primary school, The Melbourne Arms, play park with playing fields, tennis court, cricket and football field, bowling club, village hall and post office. There are beautiful walks along Pocklington Canal which runs parallel to Main Street. Bielby just north of Seaton Ross is home to the popular Coffee & Coe tearoom and coffee shop.

Pocklington is a historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west. A rich variety of sporting, recreational, educational, and cultural activities are available. Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the town and is home to cinema, music, comedy, and theatre productions.





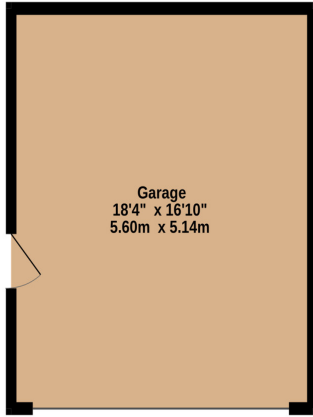
Location.

The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

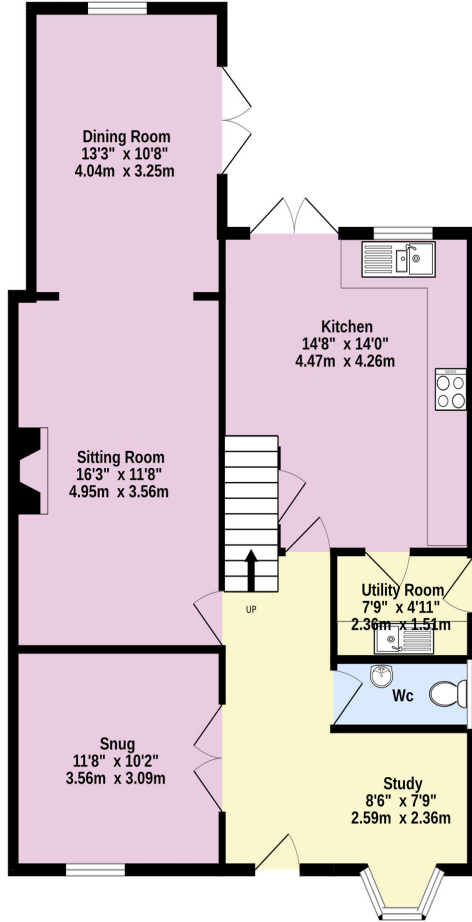
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.



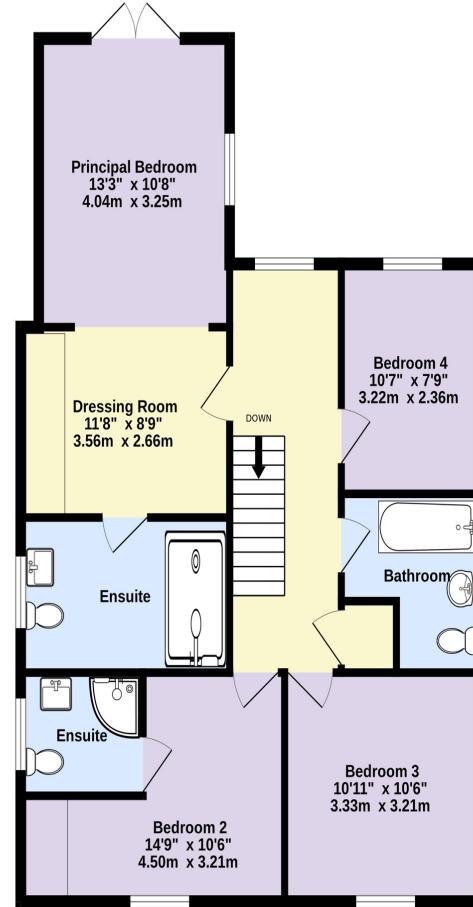
GARAGE
310 sq.ft. (28.8 sq.m.) approx.



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 2027 sq.ft. (188.3 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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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