



Melton House, Back Lane, Allerthorpe, York, YO42 4RP

**LEONARDS**

SINCE 1884

- Detached Family Home
- Private Secluded Plot
- Gas Central Heating & Double Glazing
- Four Good Sized Bedrooms
- Highly Regarded Village
- Two Bath/Shower Rooms
- Two Receptions & Conservatory
- Requiring Upgrade & Modernisation
- Excellent Opportunity

An excellent opportunity to acquire a good sized family home in a sought after village convenient for both the Town of Pocklington and commuting to the City of York, Melton House occupies a sizable, secluded and private plot on the edge of the village and whilst requiring a degree of upgrade and modernisation, the property allows a purchaser the chance to place their own mark on creating what would be a desirable dwelling.

Presently, the accommodation briefly provides for; reception hall, kitchen breakfast room, two receptions, conservatory and cloaks/WC. To the first floor there are four good sized bedrooms and two/bath shower rooms. Externally there is a double garage, parking, patio and well stocked gardens.

## Offers In The Region Of £525,000



## Location

The property is located on Back Lane, within the popular village of Allerthorpe lying approximately 1½ mile south west from the Town of Pocklington and 13½ east of the City of York. The village contains houses of a mixed age and character, together with a renowned public house, The Plough Inn. It is particularly convenient for access onto the A1079 York to Hull Road, the junction now includes a recently established service station, which includes petrol filling station, convenience store, together with fast food and coffee outlets. A short distance south of the village there is Allerthorpe Golf and Country Park

## Entrance Hall

15'11" x 13'2" max (4.86m x 4.03m max)

Approached through solid wood panelled front entrance door, with feature open tread turned balustrade staircase leading to galleried landing, two single panel radiators, telephone point and twin glazed doors to:-

## Lounge

19'7" x 14'11" (5.97m x 4.57m)

With open fire having granite slip inset and hearth, decorative and fluted timber surround and mantle, T.V. point, 2 double panel radiators, and twin glazed doors to the conservatory.

## Conservatory

14'1" x 8'3" (4.31m x 2.52m)

uPVC with polycarbonate roof and French window to the patio and rear gardens, the conservatory having a tiled floor and concertina blinds to the roof.

## Cloakroom / W.C.

5'8" x 4'5" (1.74m x 1.37m)

With white hand wash basin, low flush WC, tiled floor, one single radiator and intruder alarm control panel.

## Kitchen/Breakfast Room

14'11" x 14'7" (4.56m x 4.47m)

Comprehensively fitted with traditional medium oak fronted base, drawer and wall units, worktops with tiled splashbacks, glazed leaded display units and breakfast bar. Integrated electric double oven and grill, and four plate gas hob with extractor over, 1½ bowl stainless steel sink, integrated dishwasher and recessed cupboard for fridge/freezer. The kitchen has track spot lighting, TV point, double panel radiator and a tiled floor with French doors to rear patio and garden.

## Utility

4'5" x 8'10" (1.37m x 2.71m)

With a tiled floor, stainless steel sink unit, plumbing for an automatic washing machine and space for a tumble dryer. There is wall shelving a single panel radiator, the utility having half tiled walls and a tiled floor.



### Dining Room

10'7" x 15'11" (3.23m x 4.87m)

Approached from the reception hall through twin glazed panel doors, having Canadian maple parquet flooring with a pair of French windows opening to patio and rear gardens, two double radiators and a service hatch from the kitchen.

### First Floor Galleried Landing

With one single radiator and recessed linen cupboard with hot water cylinder.

### Bedroom One

15'0" x 14'10" max (4.58m x 4.54m max)

To the rear of the property, having one double radiator, walk-in wardrobe measuring 1.82m x 1.39m with hanging rail and shelving

### Ensuite Shower Room

5'10" x 6'4" (1.79m x 1.94m )

With vanity basin with display and cupboard beneath,, low flush WC and fully tiled shower cubicle, single panel radiator.

### Bedroom Two

5'2" x 14'9" max (1.58m x 4.50m max)

Again, to the rear of the property and having one double panel radiator

### Bedroom Three

14'11" x 7'11" (4.56m x 2.43m)

To the front of the property, with one double panel radiator

### Bedroom Four

14'11" max x 7'9" (4.57m max x 2.37m)

To the front of the property.

### Family Bathroom

11'4" max x 9'6" m (3.46m max x 2.91 m)

With four piece coloured suite comprising of; corner bath, bidet, low flush WC and pedestal wash hand basin. The bathroom is fully tiled, with a single panel radiator

### External

Lawn, tree and shrub plantings to the frontage with open porch to front entrance door. There is parking fronting a double attached garage 5.74m x 6.13m with twin electric up and over doors, power and light and loft storage. and pedestrian rear access door. To the side of the garage there are stone flags and gravel through wrought iron gates providing further parking and leading to the rear south facing and private gardens. These include a flagged raised patio, raised beds, greenhouse, lawns, ornamental shrubs, plants and trees.



**Services**

The mains services of water, gas and electric are connected. There is a floor mounted Ideal Mexico gas central heating boiler located in the garage providing central heating throughout the living accommodation.

**Purchaser Outgoings**

From internet enquiries with the Valuation Office website the property has been placed in Band F for Council Tax purposes, The current charges for 2022 are £2335.36 - Local Authority Reference Number ALL001004001 . Prospective buyers should check this information before making any commitment to take up a purchase of the property.

**Energy Performance Certificate**

The current energy rating on the property is within Band D (67)

**Tenure & Possession**

The tenure of this property is Freehold. It is assumed, vacant possession will be granted upon completion

**Viewings**

Strictly through the sole agents Leonards 01482 375212 / 330777

**Mortgage Advice**

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

**Free Sales Market Appraisal/Valuation**

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.





## Melton House

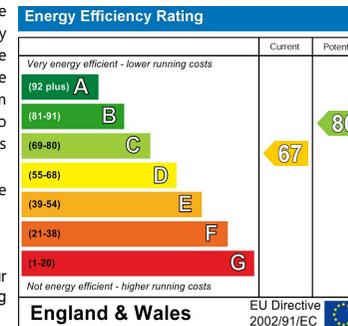


Money Laundering Regulations 2005 & Immigration Act 2014: intending purchasers will be asked to produce identification documentation at a later stage. 2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

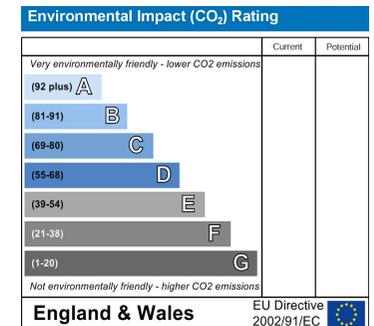
### REFERRAL FEES

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law & Lockings whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £62.50 + VAT (£75.00 including VAT) from Jane Brooks Law or £100.00 + VAT (£120.00 including VAT) from Lockings for each successful completion transaction for recommending you to them.



67

80



View all our properties at.....

