



Four Winds North Back Lane | Terrington York

A delightfully appointed three bedroom semi-detached family home, situated in the popular residential village of Terrington and within the Howardian Hills Area of Outstanding Natural Beauty. Four Winds has been extended and improved to a very high standard, offering flexible internal and external living accommodation. Viewing Essential.

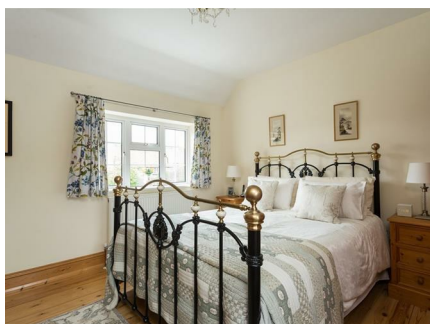
There is a local occupancy restriction applied to this property, and so it has been priced accordingly. Further details are available in "Additional Information".

- Immaculately presented three bedroom semi-detached property
- Three bedrooms and house bathroom
- Front and rear gardens with delightful views to both sides
- Open plan kitchen, dining room, living room
- Rear extension comprises kitchenette, bedroom and bathroom
- Private driveway and detached garage

Guide Price £395,000



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ACCOMMODATION

ON THE GROUND FLOOR

KITCHEN / GARDEN ROOM

23'4" x 9'3" (7.12m x 2.84m)

Range of fitted base and wall mounted units, Bosch 4 ring hob, electric oven and grill with extractor over, stainless steel sink and drainer with chrome mixer taps, vaulted ceiling with Velux rooflights, French doors to outside. Door to rear extension, 2no double radiators.

DINING ROOM

12'9" x 11'7" (3.89m x 3.55m)

French doors to the front, door to under stairs laundry room, double radiator.

SITTING ROOM

16'7" x 11'8" (5.06m x 3.58m)

uPVC double glazed windows to the front and side, cast iron wood burning stove on tiled hearth, timber floor, double radiator.

KITCHENETTE/UTILITY ROOM

7'9" x 5'10" (2.36m x 1.78m)

Range of fitted base and wall mounted units, oven and hob, stainless steel sink with drainer.

BEDROOM 1 (N)

13'11" x 12'11" (4.24m x 3.94m)

uPVC double glazed window, French doors to the rear, double radiator.

FAMILY BATHROOM

9' x 6'4" (2.74m x 1.93m)

Three piece suite comprising panelled bath with shower over, low flush wc, pedestal wash hand basin, airing cupboard, Velux rooflight.

TO THE FIRST FLOOR

LANDING

6'2" x 2'11" (1.88m x 0.89m)

Radiator

BEDROOM 2

12'9" x 11'10" (3.89m x 3.62m)

uPVC double glazed windows to the front and rear, timber floor, radiator.

BEDROOM 3

11'10" x 8'6" (3.61m x 2.59m)

uPVC double glazed windows to the front and side, timber floor, radiator.

BATHROOM

10'5" x 8'7" (3.18m x 2.62m)

Side aspect uPVC double glazed window, four piece suite comprising roll top bath, corner shower cubicle, pedestal wash hand basin, high flush wc, single radiator.



OUTSIDE

To the outside, there is a good-sized, south-facing lawned garden with herbaceous borders to the front, with a gravelled driveway to the side which leads to the detached garage. Patio areas to the front and rear provide the opportunity for al fresco dining with delightful rear lawned garden with herbaceous borders and established Leylandii hedgerow to 2 sides. Timber garden shed. Oil tank.

DETACHED GARAGE

20'1" x 9'2" (6.12m x 2.79m)

uPVC windows to the side and rear, uPVC door to the side and up and over door to the front, electric power and lighting.

SERVICES

The property is connected to mains electricity, water and drainage. Oil fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

Freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

COUNCIL TAX BAND

The property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

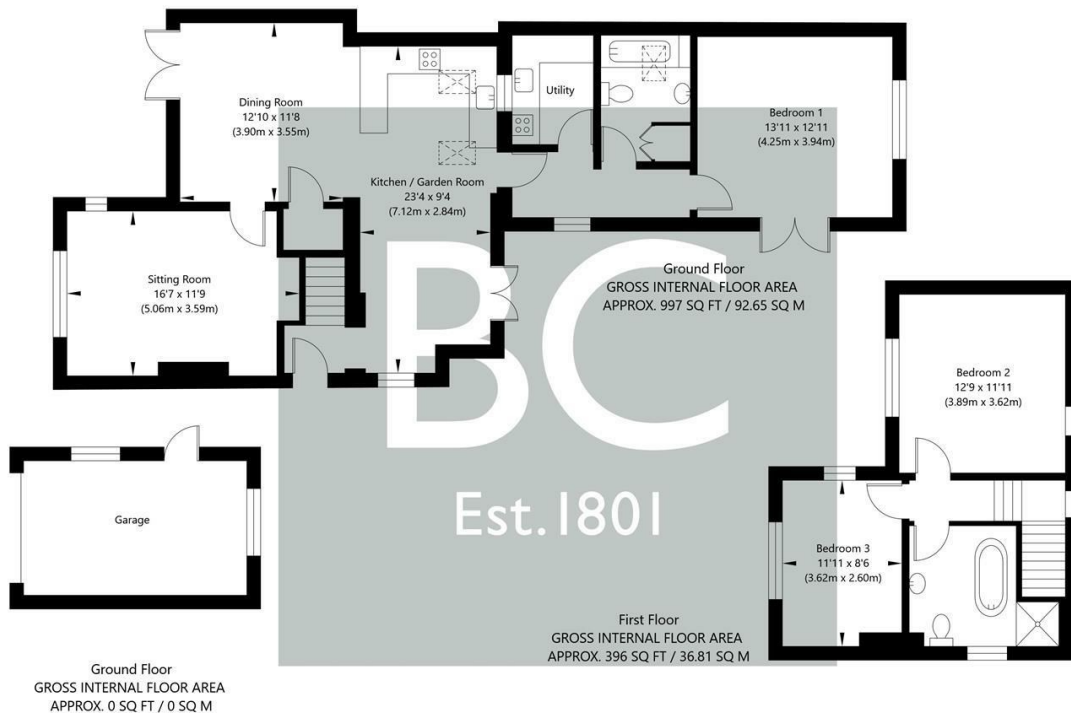
Assessed in Band D. The full EPC can be viewed at our Malton office.

ADDITIONAL INFORMATION

The freehold title to the property is held under Title No. NYK65350 and the Transfer dated 26th December 1988 made pursuant to Part V of the Housing Act 1985 includes a restrictive covenant as set out in section 157 (3) of the Housing Act 1985. Briefly, this sets out that the purchaser of the property (or if it is made to more than one person, at least one of them) throughout the last 3 years must have either worked or resided in the region. We understand this area comprises the whole area of Ryedale. Further details are available from the Selling Agents. Any prospective purchaser must satisfy themselves that they comply with this Restriction, and take the appropriate advice. Confirmation of suitability will need to be provided by the local authority - now North Yorkshire Council, following the recent amalgamation of Ryedale District Council with adjoining regions.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1393 SQ FT / 129.46 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

Strictly by appointment with the agents.

COUNCIL TAX BAND

C

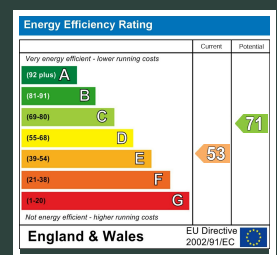
ENERGY PERFORMANCE RATING

D

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