



\*\*\* SOLD BY STEPHENSONS \*\*\*  
Guide Price £650,000

\*\*\* North Yorkshire's Largest Independent Estate Agent \*\*\*





## Inside

A reception hall with timber flooring leads off into 2 formal south facing reception rooms (1 with wood burning stove) and a farmhouse style dining kitchen featuring timber flooring, worktop space and a range of pine fronted base and wall pine storage cupboards complemented by range cooker space, further freestanding appliance space and sliding double glazed doors opening out into a west facing side garden. The ground floor also provides a shower room and spacious utility room with access out into a charming courtyard.



The first floor landing leads off with stripped pine period doors into a generous principal bedroom with period fireplace, 3 further bedrooms, box room/study and a bathroom.

Other internal features of note include oil fired radiator central heating, double glazing to all bar one window and rural views from all of the first floor bedrooms.

## Outside

A driveway provides generous parking and access into a detached double garage. The principal gardens to the property are predominantly laid to lawn, south facing and enjoy a high degree of privacy by way of a high hedgerow boundary. The property also features a side garden off the kitchen, a charming courtyard off the utility room and a former orchard area to the right of the garage which presents an opportunity for further parking or extend the formal gardens further.



## Services

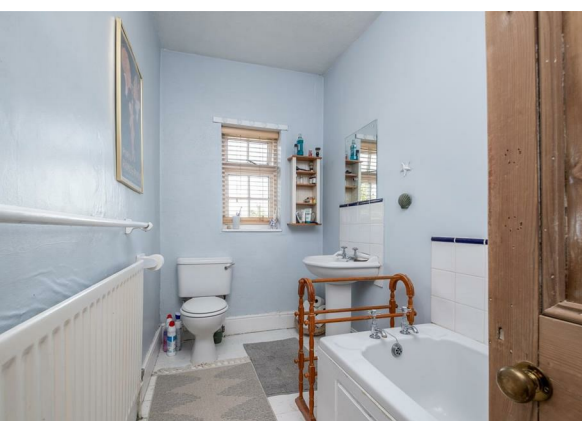
We have been advised by the vendor that all main services are connected to the property with the exception of gas.

## Energy Efficiency

This property's current energy rating is E (51) and has the potential to be improved to an EPC of B (88).

## Council Tax & Postcode

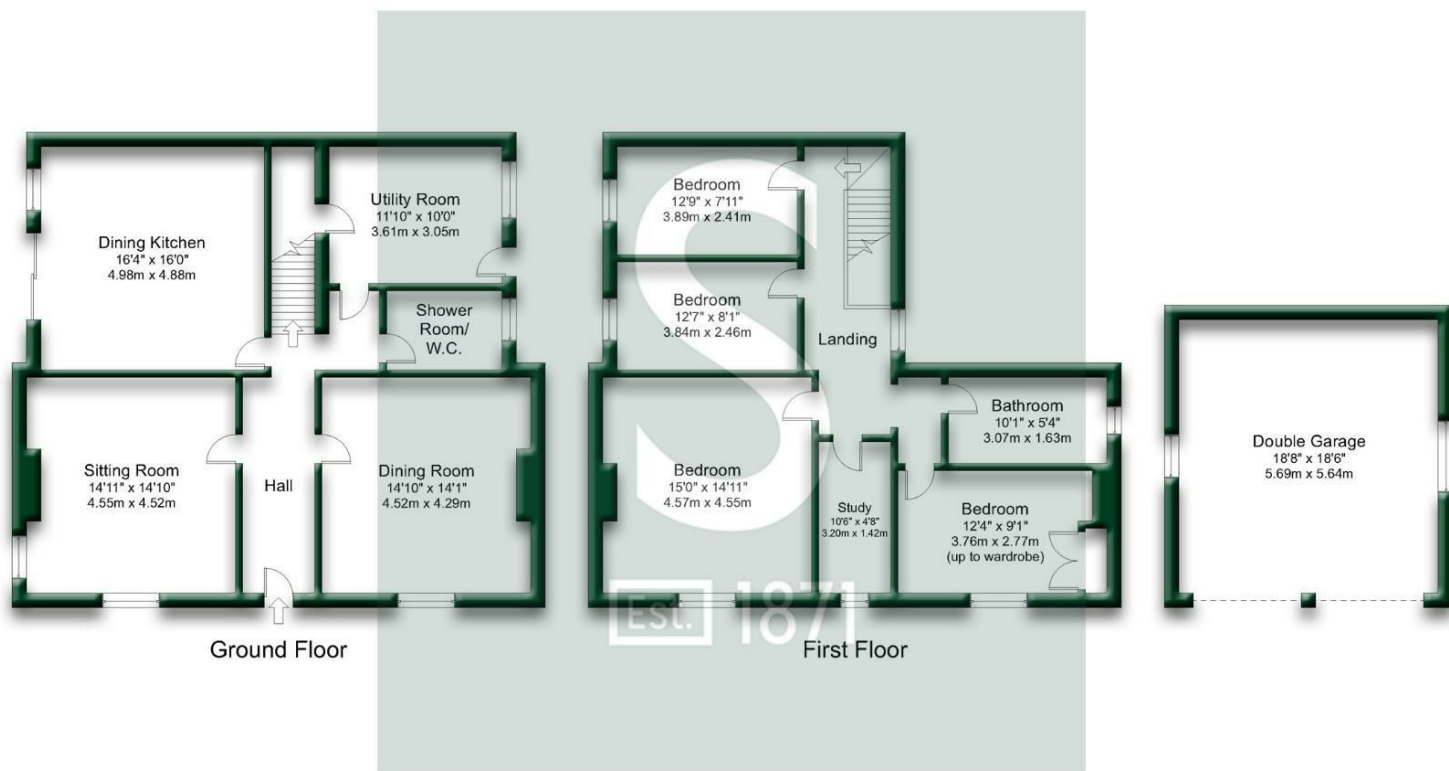
This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO61 ITP.



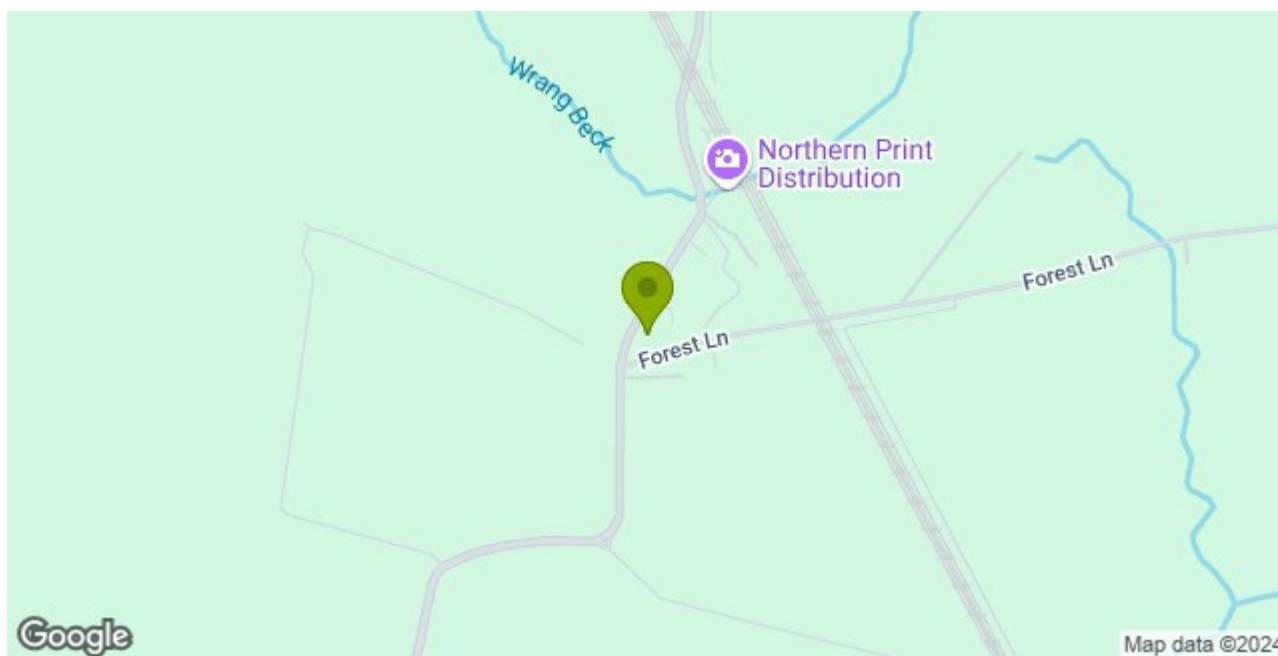
## Tenure

We have been informed by the vendor that the property is freehold.





Gross internal floor area excluding Double Garage (approx.): 173.3 sq m (1,866 sq ft) Not to Scale. Copyright © Apex Plans. For illustrative purposes only.



#### Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

#### Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

#### Associates

N Lawrence

