



*** SOLD BY STEPHENSONS ***
Guide Price £595,000

*** North Yorkshires Largest Independent Estate Agent ***



Inside

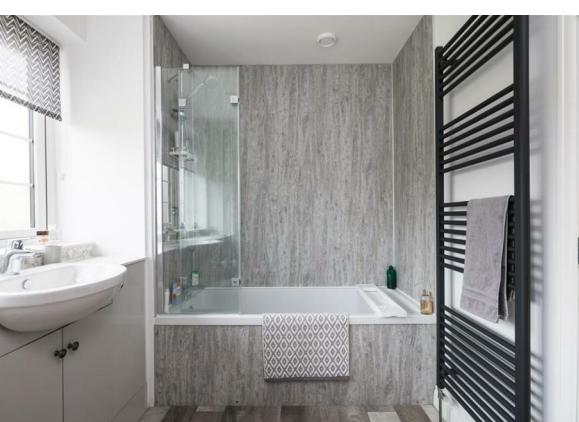
An entrance lobby with cloakroom/wc opens into a spacious reception hall with understairs storage, utility cupboard and doors leading off into a fabulous 23'9" (7.25m) long dual aspect living room with feature fireplace, coal effect gas fire and double doors opening out into the delightful south facing rear garden.



The stunning dining kitchen features expansive worktops with dining bar and a generous range of base and wall storage cupboards complemented by integrated appliances (5 ring gas hob, eye-level double oven, grill and microwave, dishwasher, wine chiller, fridge and freezer) and further double doors off the dining area out into the rear garden.



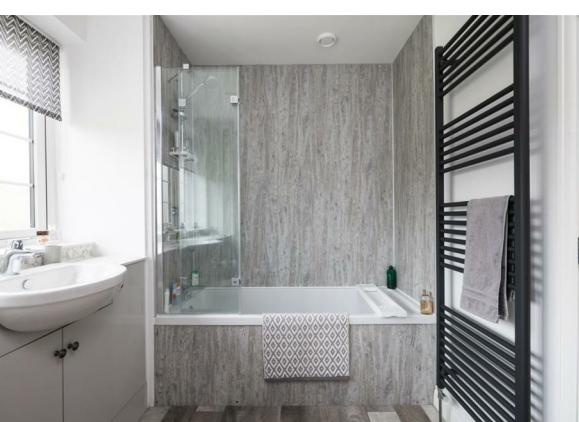
The first floor landing leads off into an impressive principal bedroom suite with fitted wardrobes, rear garden views and a luxurious and spacious en-suite shower room, 2 further double bedrooms (both with rear garden views), study and a stylish house bathroom with a shower over the bath and a generous linen storage.



Other internal features of note include an oil fired radiator central heating system, double glazing and a drop down ladder access off the landing allowing access up into larger than average loft space with the potential to convert to additional living space.

Outside

The front garden is mainly laid to lawn and a long driveway provides extensive parking, turning bay and a access into a brick built double garage.



The delightful south facing rear garden has been beautifully landscaped to feature an expansive paved seating area, flower and shrub bed borders and a 2nd paved seating area with pergola.

The larger than average side garden certainly provides potential to extend the property subject to the necessary local authority consents.

Services

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

Energy Efficiency

This property's current energy rating is D (59) and has the potential to be improved to an EPC of C (74).

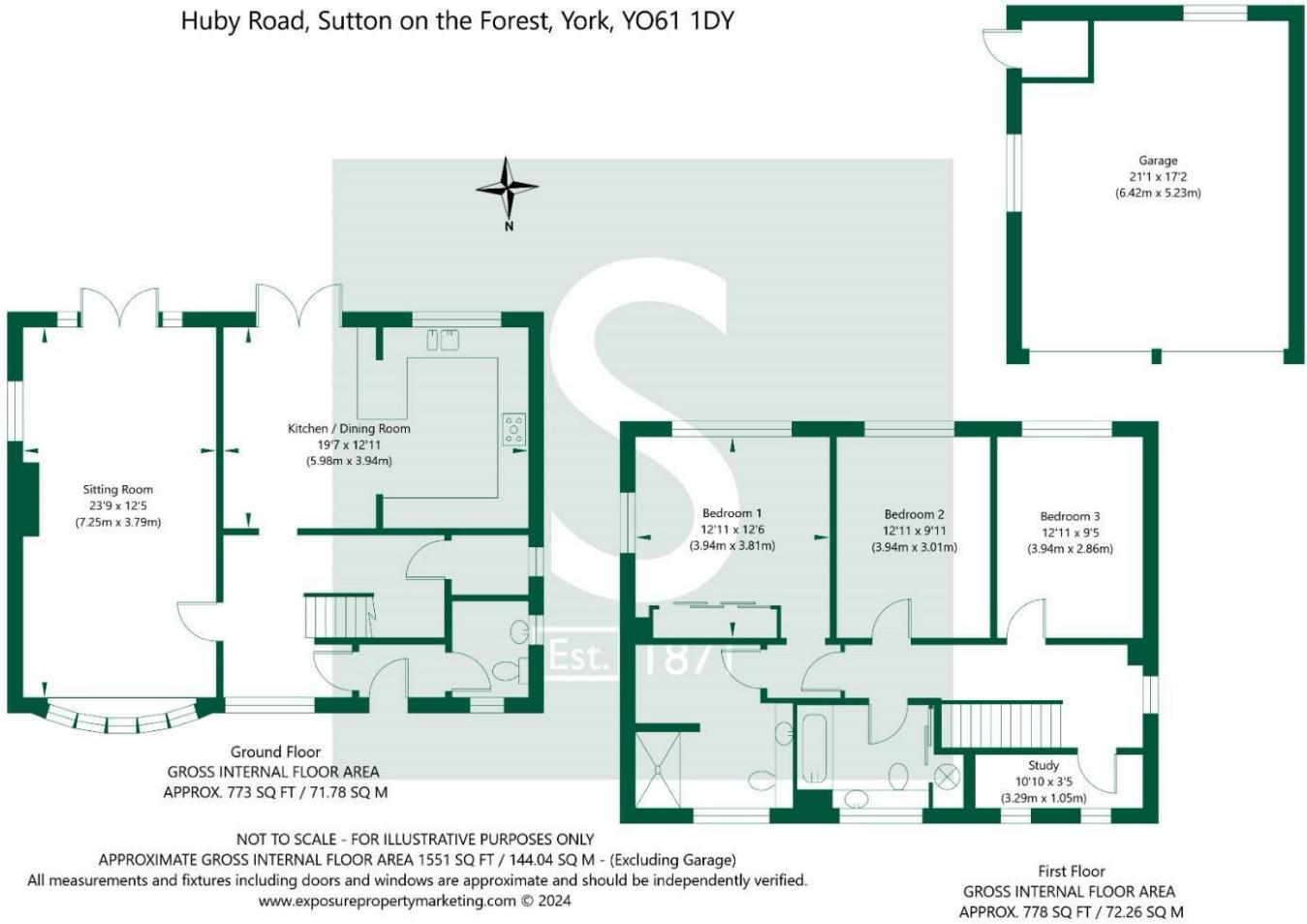
Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is Y061 1DY.

Tenure

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





Stephensons

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

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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

