

Flawith Road, York YO61 1SL

£475,000

**Stephensons**  
estate agents & chartered surveyors



A surprisingly spacious detached property located within a stone's throw of one of the area's prettiest village greens. Originally built in the mid 1990's and extensively upgraded in 2025, this 4 bedroom village home features over 1,620 sq ft of freshly decorated and newly carpeted living space that includes 3 formal reception rooms and a new kitchen, complemented by a single garage and a landscaped rear garden.

Tenure: Freehold  
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected  
 Broadband: Up to 1600 Mbps\* download speed  
 EPC Rating: C - 71  
 Council Tax: TBC - North Yorkshire Council  
 Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



A reception hall with cloakroom/wc and understairs storage cupboard leads off into a snug and a 17'5" (5.32m) long sitting room with open fireplace, village green glimpses and double doors leading through into a formal dining room with access out into the rear garden. The superbly appointed new kitchen features extensive storage and expansive worktop space, integrated appliances (induction hob, eye-level double oven and grill, dishwasher and washing machine) and space for a freestanding fridge freezer, complemented by a useful walk-in storage cupboard and a door out into the rear garden.

The first floor landing with airing cupboard leads off into a principal bedroom with en-suite shower room, 3 further double bedrooms (2 with village green glimpses) and a stylish bathroom with a D-shaped bath with shower above.

Other internal features of note include an oil-fired central heating system benefiting from a new boiler in 2025, double glazing and a security alarm system, both installed in 2025. The property further benefits from solar panels that supplement the property's energy bills.

The front garden is enclosed by mature hedging and a shared driveway to the left of the property leads around to a brick built single garage with a parking space immediately in front of it.

The attractively landscaped rear garden features a lawn and a generous paved seating area.

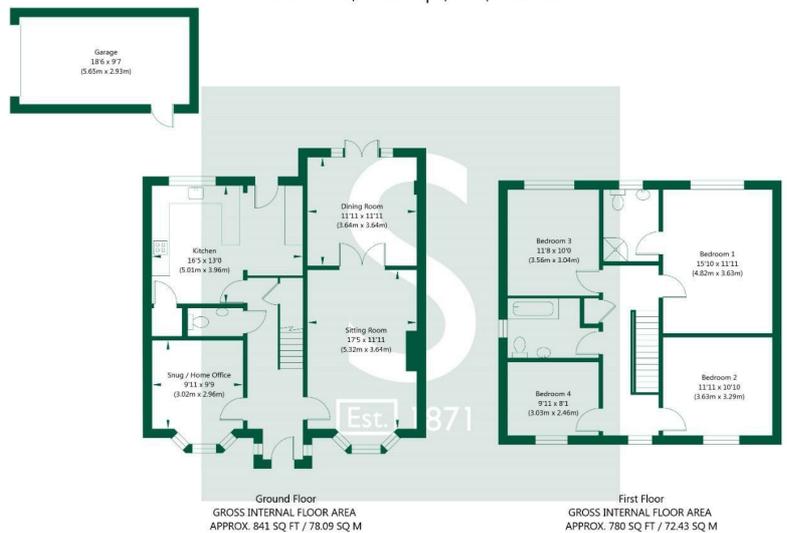
#### AGENTS NOTE

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Flawith Road, Tholthorpe, York, YO61 1SL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1621 SQ FT / 150.52 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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