



**** SOLD BY STEPHENSONS****
Guide Price £545,000

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



Inside

A spacious reception hall with cloakroom/wc leads off into a sensibly sized family room/snug and a 22'4" (6.81m) long sitting room with bi-folding doors allowing access out onto a paved seating area and the rear garden beyond.

The superbly appointed dining kitchen and living area features further bi-folding doors out into the rear garden and an impressive kitchen that provides generous quartz worktops and a dining bar, base and wall storage cupboards and a range of Bosch integrated appliances complemented by a useful utility room leading off.



The first floor landing offers rural glimpses and leads off into an impressive principal bedroom suite with further rural glimpses, fitted wardrobes, dressing area and stylish en-suite shower room, guest bedroom with a 2nd en-suite shower room, 3 further bedrooms and a luxurious house bathroom with both a bath and separate walk-in shower.

Other internal features of note include a gas fired central heating system with underfloor heating on the ground floor and radiators on the first, double glazing, drop down loft ladder access off the landing, security alarm system and the residue of a 10 year structural warranty.



Outside

The front garden is mainly laid to lawn and a generous block paved double width driveway provides parking, 2 EV charging points and access into a double garage.

The delightful rear garden features an expansive paved seating area, raised flower bed border and an L-shaped lawn.



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 C (76) and has the potential to be improved to an EPC of B (85).

Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO7 3FD.

Tenure

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





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

Gross Internal Floor Area: Approx. 1749 SQ FT / 162 SQ M
 Ground Floor Area: Approx. 901 SQ FT / 83 SQ M
 First Floor Area: Approx. 848 SQ FT / 78 SQ M
 Garage Area: Approx. 400 SQ FT / 37 SQ M

All measurements and fixtures including floors and windows are approximate and should be independently verified.

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