



Aster House Howden Gardens, Barlby

£460,000

- Detached House
- 2 Reception Rooms
- Kitchen / Dining Room
- Utility Room & Ground Floor WC
- 5 Bedrooms (2 En-Suite)
- Family Bathroom/WC
- Detached Double Garage
- Set in 0.12 Acre
- EER 78 (C)

A fine example of a beautiful family home, delivering spacious internal accommodation and occupying a corner plot within a private residential development.

Aster House is an extensive five bedroom detached property with two reception rooms and open plan living kitchen occupying a large plot extending to 0.12 acre with a double detached garage to the front.

The present owners have carried out a programme of works to the property in their tenure, including a brand new en suite to the principal bedroom, decoration throughout using Farrow & Ball colour scheme, installation of an EV charging point, fitted shutter blinds to the main bedroom and lounge, installation of timber loft ladder as well as garden improvements front and rear.

The property welcomes you into a spacious entrance hallway providing access to the entire ground floor and a staircase leading to the first floor arrangement. The formal lounge has a bay window and impressive wood burning stove. Internal French doors lead into the living kitchen area.

The second reception room is currently being used by the present owners as a play room but can be used for a range of purposes depending on the individual's requirements.

Located off the hallway is an important grounds floor cloakroom wc and understairs storage. A large open plan living kitchen is located to the rear extending almost the full width of the property with a utility room adjacent and French doors leading to the rear garden.

The kitchen area comprises a number of shaker style oak effect wall and base units to three sides with black granite work surfaces, inset sink unit and drainer with hose mixer tap over. There is a built-in dishwasher and wine storage, along with space for a freestanding cooker and plumbed-in American style fridge freezer to the side (cooker and fridge freezer available by negotiation). The dining area merges seamlessly from the kitchen having sufficient space for dining furniture, although can be used for other purposes if required. There is tiled flooring throughout along with recessed spotlights to the ceiling.

The utility room is positioned adjacent to the kitchen area and completes the ground floor accommodation. There is provision in place for laundry facilities, along with a matching range of fitted units and secondary sink unit and drainer. Single door leading to the rear garden.

To the first floor, the property is further enhanced by five bedrooms and impressive house bathroom. Four out of the five bedrooms are doubles and the fifth is currently used as a home office. All the bedrooms are complemented by a double glazed window and central heating radiator.

One of the main selling features of the property is that both bedrooms one and two have the added benefit of an en suite and a bay window to the front. Bedroom one has beautiful décor featuring half height panelling along one wall, as well as shutters with integrated blackout blinds.

The principal en suite is one of the completed projects undertaken by the vendors, showcasing an impressive range of sanitary units and a large walk in shower complete with white surround tiling, tall vertical radiator and complementary décor.

The internal accommodation is completed by a good sized house bathroom comprising a traditional three piece suite and separate built in shower cubicle. There is half height surrounding tiling with matching flooring, recessed spot lights and frosted double glazed window.

Externally, the property occupies a generous position within this private development consisting of four detached properties, located just off Howden Road. Aster House sits at the end of this peaceful development, enjoying its own private, enclosed gardens to the front and rear with a double detached garage to the front.

The plot extends to 0.12 acre in total with ample off street parking to the front, a pleasant front garden with a raised timber pergola and pathway along the left elevation leading to the back garden.

To the side of the property is designated bin storage, a greenhouse, compost area and a bespoke timber framed shed, all included within the sale. The rear garden is deceptive in size and provides a vast degree of privacy thanks to a number of established trees to the boundary. There is a patio immediately from the French doors, a laid to lawn area and fenced boundaries to all three sides.

Barlby is a popular village with numerous amenities (primary school, library, pub, pharmacy, shop, park, childrens groups) and is ideally placed for access to York either by car or a regular public bus service, and nearby Selby provides direct rail access to London. There are countryside walks on the doorstep, and the property is served by full fibre broadband, ideal for working from home.

The property represents a wonderful opportunity to acquire a beautifully presented family home extending to just under 1,700 square foot with generous gardens and a detached double garage. All viewings are strictly via appointment only and are strongly encouraged.

EER- 78 (C)

Tenure - Freehold

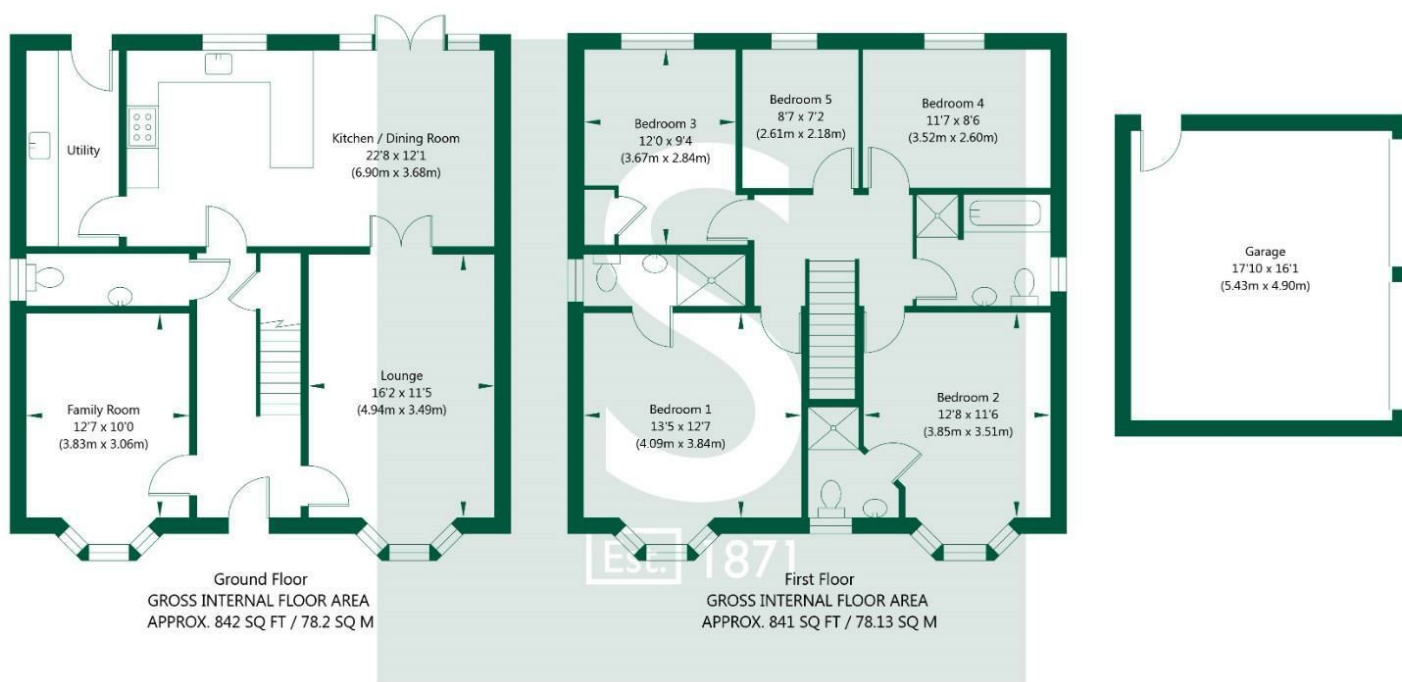
Council Tax - North Yorkshire Council - Band E

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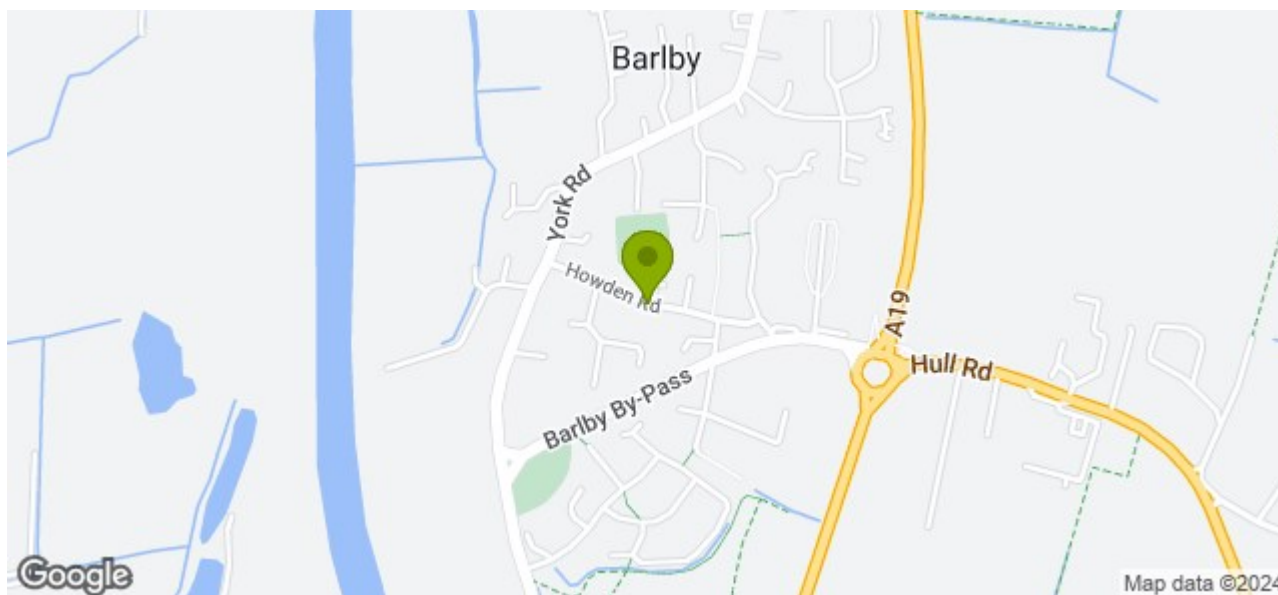




Howden Gardens, Barlby, YO8 5BN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1683 SQ FT / 156.33 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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