



## Ridgeway, York £475,000

A beautifully presented three bedroom semi detached family home which has been thoughtfully extended by the present vendors.





We are delighted to offer for sale this fabulous warm and spacious three bedroom semi detached property which has been lovingly extended and upgraded throughout. The property boasts a wonderful rear garden with detached single garage and off-street parking.

Upon entering the property, you pass through a picturesque stained glass front door into a central hallway leading to all the downstairs accommodation and stairs leading to the first floor. The hallway showcases fantastic solid stone flooring which runs throughout the ground floor.



To the rear is the beautiful kitchen which presents part of the property's extension and offers real heart to the home with French doors leading out to the rear garden beyond, along with two further Velux rooflights. The kitchen has pale sage green shaker style wall and base fitted units to two sides with oak worktops over, incorporating a sunken ceramic sink, fridge, freezer, and dishwasher. Space and plumbing are provided for a gas cooker with an extractor canopy above. In addition, there is a central island with beautiful granite work surfaces over, a separate pantry with space and plumbing for washing provisions, as well as a side door giving access to the beautiful side courtyard garden.

Just off the kitchen is a family area with a feature gas fireplace and further dining space which is ideal to sit and relax or wine and dine with your guests.



To the front of the downstairs is the property's spacious lounge featuring a large bay window and log burner. Completing the downstairs accommodation is an understairs storage cupboard.

To the first floor are three double bedrooms, all with ample space for freestanding furniture.

Of particular note is the master bedroom with an array of sliding fitted wardrobes and a clawfoot rolltop bath.



The house bathroom is beautifully presented with feature tile flooring, comprising a three piece suite having a clawfoot rolltop bath with mains shower over, low flush WC, pedestal hand basin and storage cupboard.

Additionally, there is a separate WC and wash basin.

To the outside, the private rear garden is beautifully maintained with a lawned area leading down to mature planted borders and patio with outside log store and garden shed. The vendors have created an outside studio with light and power, offering the flexibility to be a home office.

To the front of the property is ample off street parking upon a paved driveway, along with gate access down the side of the property to the detached garage.



It is therefore as agents we highly recommend an internal inspection to truly appreciate the accommodation on offer.

Tenure: Freehold

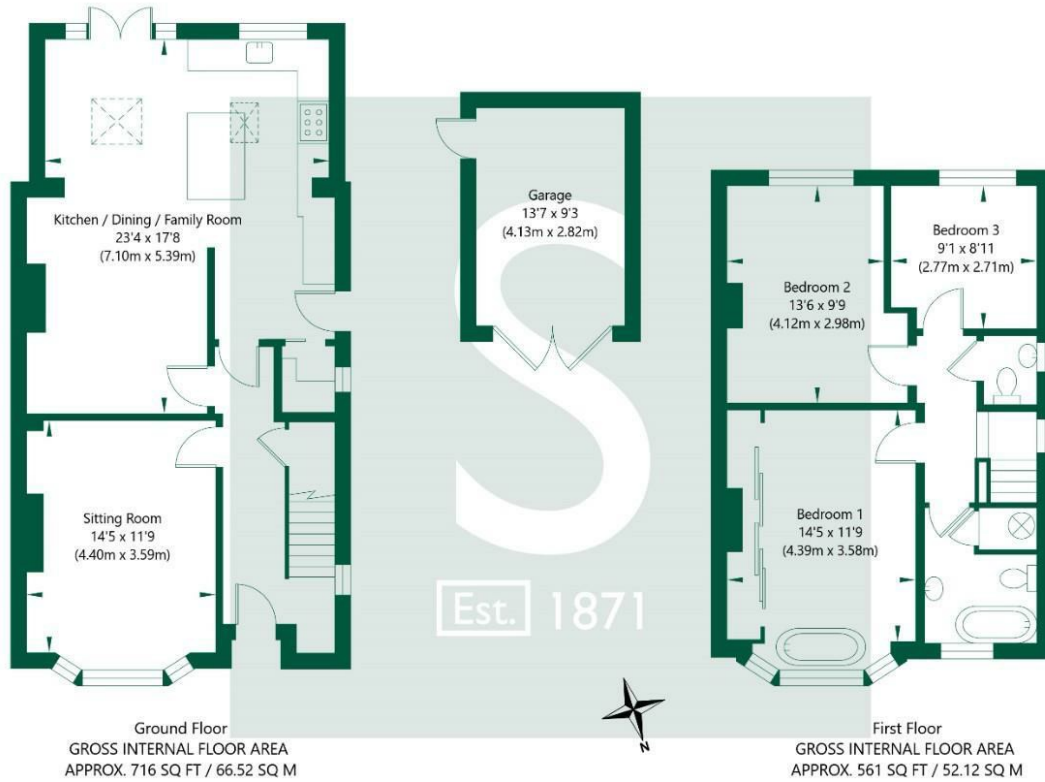
Services: All services connected

EPC Rating: TBC

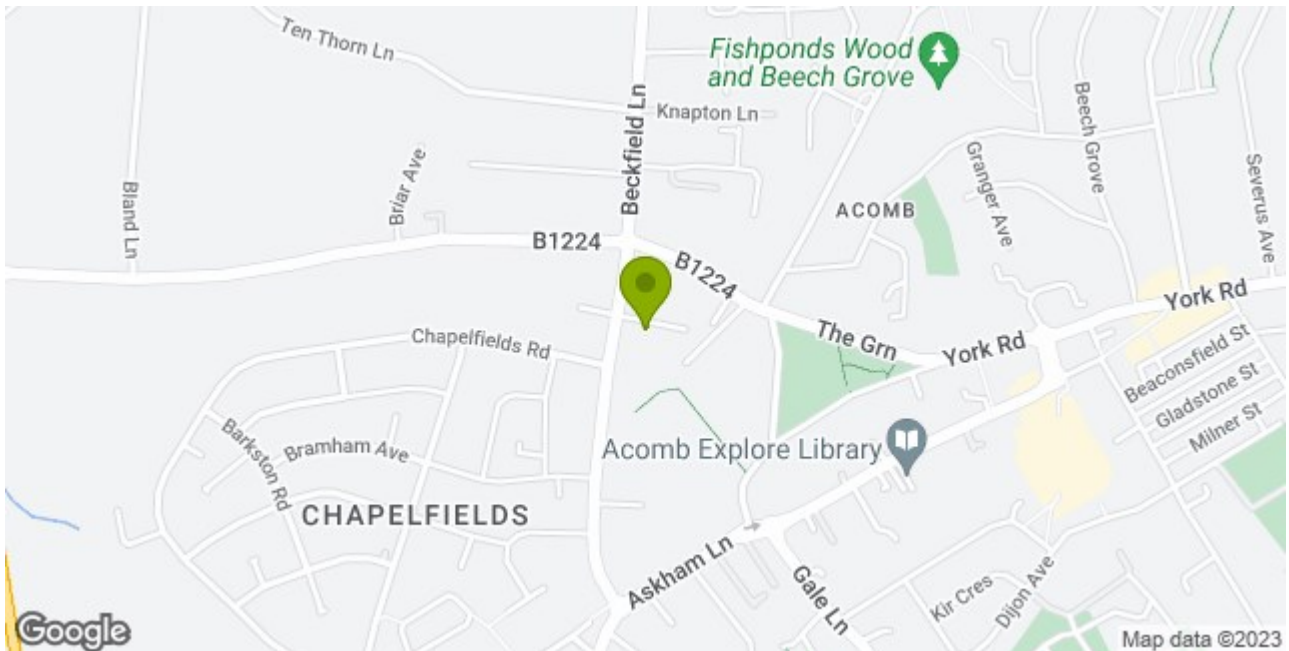
Council Tax: York – Band C

Viewings: Strictly via the selling agent 01904 625533

Ridgeway, York, YO26 5DA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1277 SQ FT / 118.64 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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