



## Hopgrove Lane South, York £500,000

A beautiful, extensively modernised bay fronted family home which has been skillfully and sympathetically extended in an extremely popular location to the North East of the city.



The property is entered into a welcoming porch and entrance hallway leading into a spacious, yet cosy living/dining room sits to the front of the home and has a large window to the front, allowing for an abundance of natural light flow into the room. The principal reception room flows through to the open plan kitchen/ breakfast room with a bespoke framed kitchen.



A peaceful and relaxing garden room sits at the back of the home, looking out onto the extensive and landscaped south facing rear garden. The ground floor is completed with the integral tandem length garage, the rear of which has been converted into an office space.



To the first floor are three good sized double bedrooms, the master with a walk in wardrobe and dressing room and both a shower room and a bathroom.

With ample off road driveway parking and fantastic curb appeal, this detached family home is well placed for all the amenities at the Vangarde Retail Park and has easy access to the York ring road and A64 giving further access to national road network.

**Tenure:** Freehold

**Services/Utilities:** Mains Gas, Electricity, Water and Sewerage are understood to be connected

**Broadband Coverage:** Up to 1800\* Mbps download speed

**EPC Rating:** C

**Council Tax:** D - City of York

**Current Planning Permission:** No current valid planning permissions

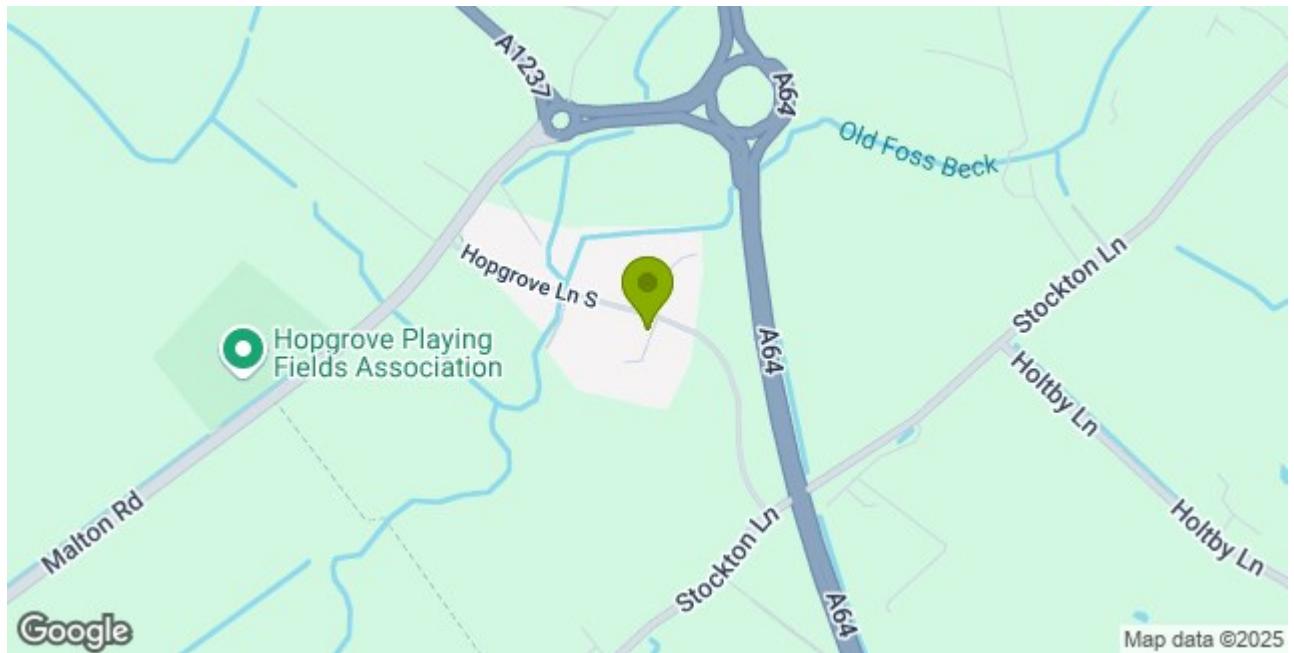
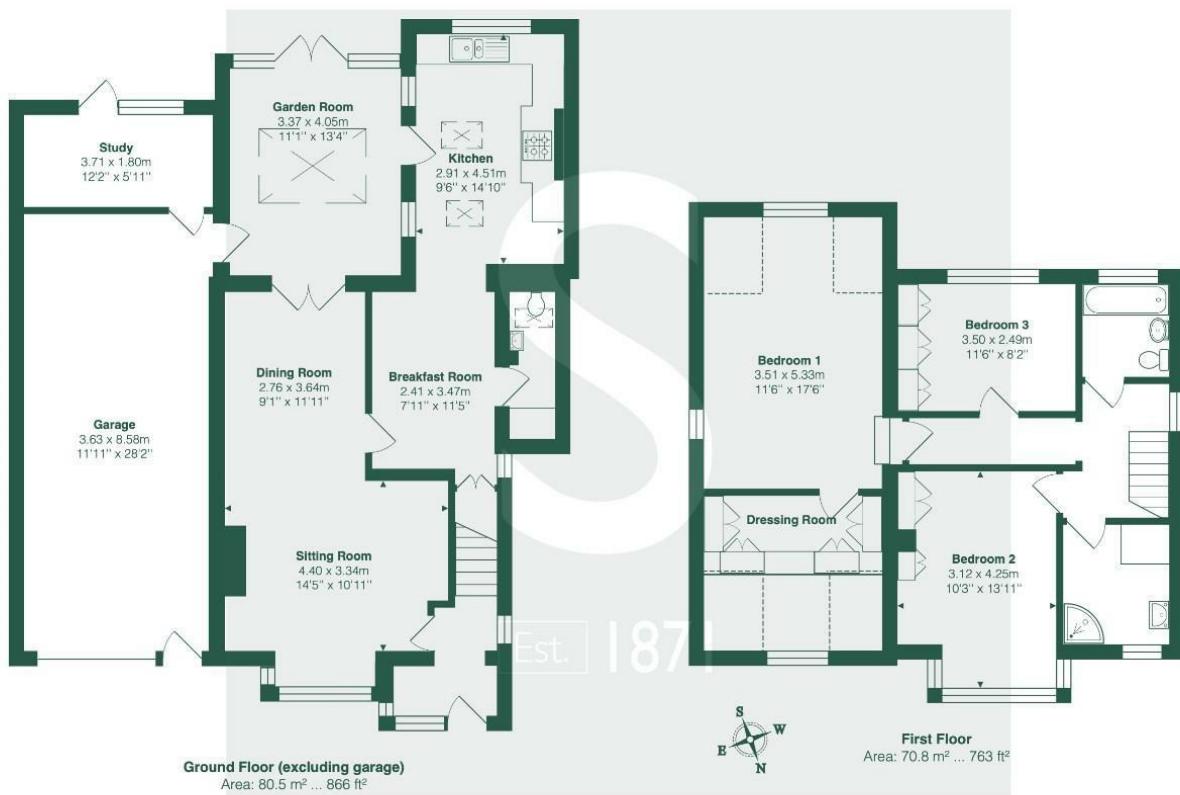
**Viewings:** Strictly via the selling agent - Stephensons Estate Agents - 01904 625533



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



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