



Asselby, Goole £480,000

Detached bungalow, immaculately presented and entire plot extending to just under a quarter of an acre.



Occasionally a property of such high quality and with extensive outdoor space comes to the market and the sale of East End Bungalow provides one of those increasingly rare opportunities.

Set within 0.24 acres, this deceptively spacious detached bungalow offers generous internal accommodation which has been skilfully extended over the years to create a more open plan living arrangement.

The property welcomes you into a front entrance porch and through into the hallway, being beautifully decorated with parquet flooring and providing access to the accommodation. Located to the front of the property is an elegantly decorated lounge having a beautiful gas fire. High ceilings provide a real sense of space whilst a double glazed bay window with bespoke shutter blinds to the front elevation provides ample natural light. With the extension to the rear creating another seating area, this front lounge has the ability to become a third bedroom depending on the individuals requirements.



There is a good size guest bedroom having a similar layout to the lounge, with high ceilings and double glazed windows with shutter blinds. Bedroom one is of a generous size and comprises a comprehensive range of fitted wardrobes. There is a double glazed window to the eastern elevation and central heating radiator. The house bathroom is timeless and sophisticated, enjoying a white roll top bath, traditional high level toilet and bespoke hand wash basin. Impressive blue and white tiling and a double glazed window and radiator complete the bathroom.

Located directly off the hall is a turned staircase leading to the first floor attic room. This space is well lit via two Velux windows and has been used for a variety of purposes by the present owners, including a hobbies and sewing room and as an extra sleeping area. It also has built-in furniture and access to useful eaves storage areas.

The bungalow benefits from a home office which can also be used as a snug or reading room depending on the individual's requirements. There is a gas fire set beneath a handsome fireplace and access into the kitchen and beyond.



The kitchen, shower room and large sitting area all form part of the single storey extension completed by the present owners in 2003. The good size extension is the hub of the home and where the majority of the current owners' time is spent. The kitchen enjoys wall and base units to three sides with bespoke Silestone worktops incorporating a black Astrocast one and a half bowl sink unit and drainer with mixer taps over. Included within the kitchen are a number of integral appliances such as a double oven and double grill, fridge freezer, washing machine and 2 zone ceramic hob.

Situated adjacent to the kitchen is a shower room having a walk in shower cubicle, marble top vanity hand wash basin and low flush w.c. External side access door. The kitchen leads into an impressive open space currently used as a sitting and dining room. Three double glazed windows and French doors provide an abundance of natural light in the room. Modern traditional-style radiators complement the décor here, as do others throughout the property. This area connects perfectly to the rear garden via an extended patio and allows wonderful views down the impeccable garden.

The property will be found along Main Street and a substantial drive allows off street parking for numerous motor vehicles. The front garden is incredibly well maintained allowing for another car parking space if required. Alongside the property to the right is a courtyard with one of many outdoor seating areas. The courtyard also has the potential for further expansion to the existing dwelling to provide either another bedroom or extension to the kitchen, subject to planning approval.



The rear garden extends to 0.19 acres and is without doubt one of the main selling features of the property. The garden originally formed part of an orchard and today contains several ornamental trees in addition to fruit trees. Over the years, the present owners have taken a considerable amount of care maintaining and designing the garden and are proud to present such an beautiful and meticulous outdoor space. Either side of the lawn are well maintained borders with a number of colourful shrubs and bushes. Furthermore, there are several pockets of seating areas ideal for outdoor relaxing. In more recent years, a timber framed summerhouse has been built, having French doors and electricity and power connections available. To the bottom of the garden, a brick outbuilding was built as a workshop with storage adjacent, again having power and lighting. With minimal work involved, this workshop has the capability to become a home office. A wooden garden shed and 8' x 10' greenhouse are also included with the sale, as is the ornamental fountain.

There is a swing gate adjoining the northern boundary, providing vehicular access from the lane and additional off street parking if required.

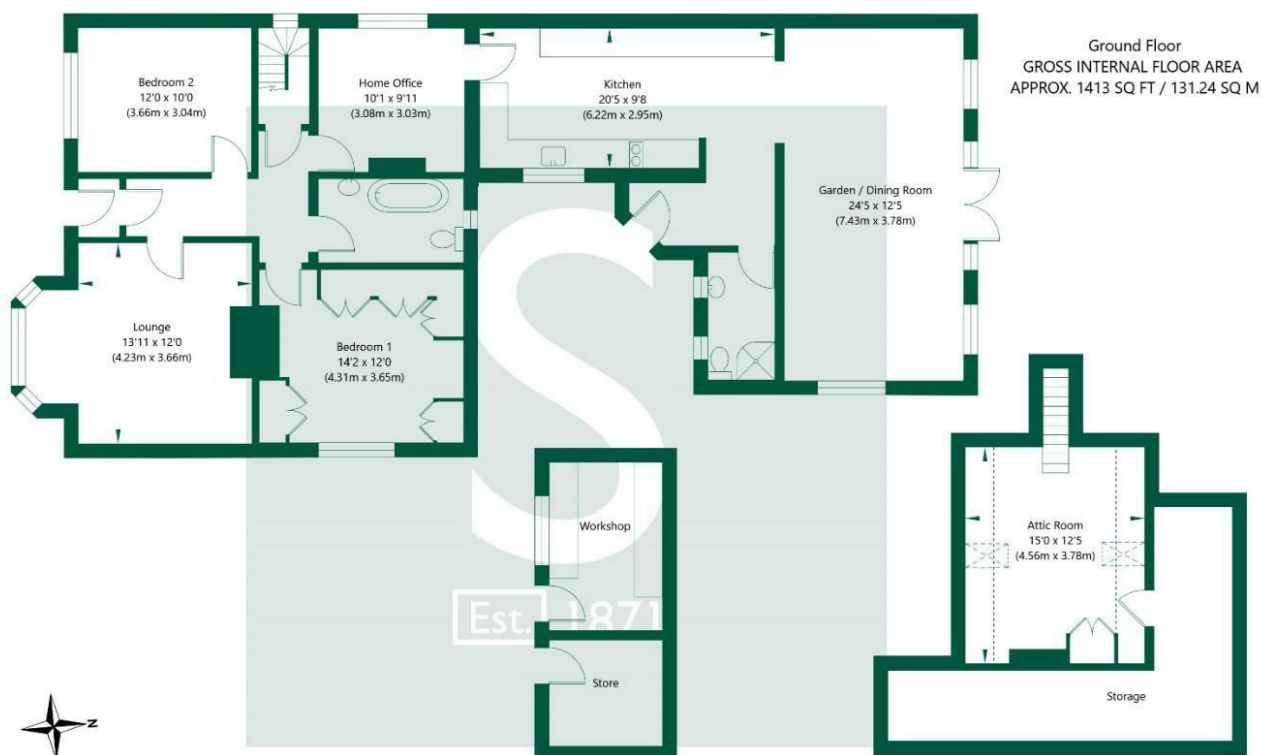
The property represents the perfect opportunity for those looking to acquire this family home or equally a home to retire to and enjoy the village lifestyle in what is deemed to be a sought-after location. Therefore as the acting agents, we strongly advise an early inspection. All viewings are strictly via appointment only.

EER- 60 (D) Tenure – Freehold Council Tax – East Riding of Yorkshire - Band D

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



East Bungalow, Main Street, Asselby, DN14 7HB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1608 SQ FT / 149.37 SQ M - (Excluding Outbuildings and Storage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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