



Harton, York
£475,000

A skilfully extended and well proportioned detached bungalow set in the heart of this ever popular village set within generous gardens with scope for further expansion and improvement.

The property is being offered for sale with vacant possession and no onward chain and features a superb rear breakfast kitchen.



Accommodation

An ideal opportunity for families and retirees to acquire this well presented and substantial detached bungalow set within the heart of this ever-popular village location.

Historically, the property has been skilfully extended and improved to create spacious three bedroom living accommodation set within generous gardens.

Accommodation:

Internally, the property is entered from the front into the entrance hall/utility room which has an L shaped fitted worktop with sink unit and rear door which leads out onto the gardens beyond.

One of the feature rooms of the property is the stunning open plan breakfast kitchen which forms part of the property's skilful rear extension and has a range of built-in high and low level storage cupboards with Butcher's block worktops, inset ceramic sink unit and tiled splashbacks. Included within the kitchen is a floor mounted gas range cooker with stainless steel extractor canopy. There is a built-in dishwasher, space for a freestanding fridge freezer unit as well as a solid fuel burning cast iron stove. The kitchen provides ample space for a freestanding breakfast table and includes tiled flooring, television point, radiator, and ceiling down lighters.

The principal reception room is an L shaped living room, with patio doors to the rear elevation, television aerial point, and a bank of triple fronted built-in cupboards. The living room features oak flooring and a feature fireplace with tiled hearth and cast-iron basket grate.

Within the property are three, spacious double bedrooms, the main bedroom of which is located at the front of the house having a triple fronted wardrobe and bay window to the front elevation.

Bedroom two is located off the utility room at the back of the house and includes twin built-in wardrobes with bedroom three being a further spacious double room. All three bedrooms benefit from radiators.

There is a downstairs cloakroom with a low flush W.C., and coroner wash hand basin which also leads through into the converted garage/store.

The internal accommodation is completed by the house bathroom, which has a low flush W.C., wash hand basin and inset panelled bath. There is a separate walk-in shower cubicle in addition to tiled flooring and recess ceiling down lighters.

To The Outside

The property is accessed directly off the Main Street of Harton being set back from the road and having a substantial gravelled front and side driveway which provides a turning area and off street parking for numerous vehicles.

The driveway in turn gives access to the integral store room which has a remote activated up and over garage door.

The property enjoys an extensive lawned front garden with herbaceous borders, and there is access down the side of the property through into the rear.

Adjoining the rear elevation is a flagged patio which adjoins a dwarf hedge with raised vegetable plots and a hardstanding with greenhouse which is included within the sale.

To the rear of the property is a substantial flagged patio providing ample space for freestanding garden furniture and ideal for outside entertainment.

The property's rear garden is centrally laid to lawn with a surrounding gravelled pathway in addition to numerous planted beds. A timber built garden shed is included within the sale.

Agents Note

The secondary area of rear garden is currently rented on a formal basis.

Additional Information

Tenure: Freehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected. Oil central heating.

Broadband Coverage: Up to 1800* Mbps download speed

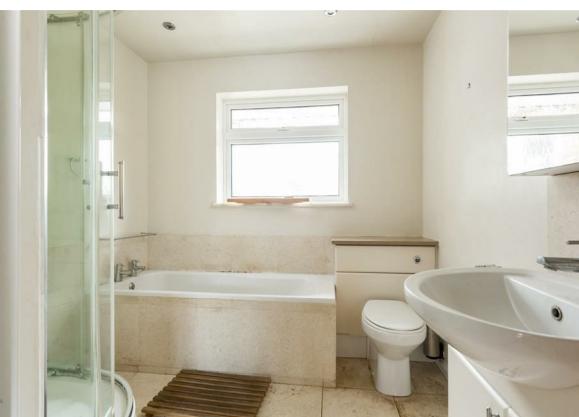
EPC Rating: E

Council Tax: E - North Yorkshire Council

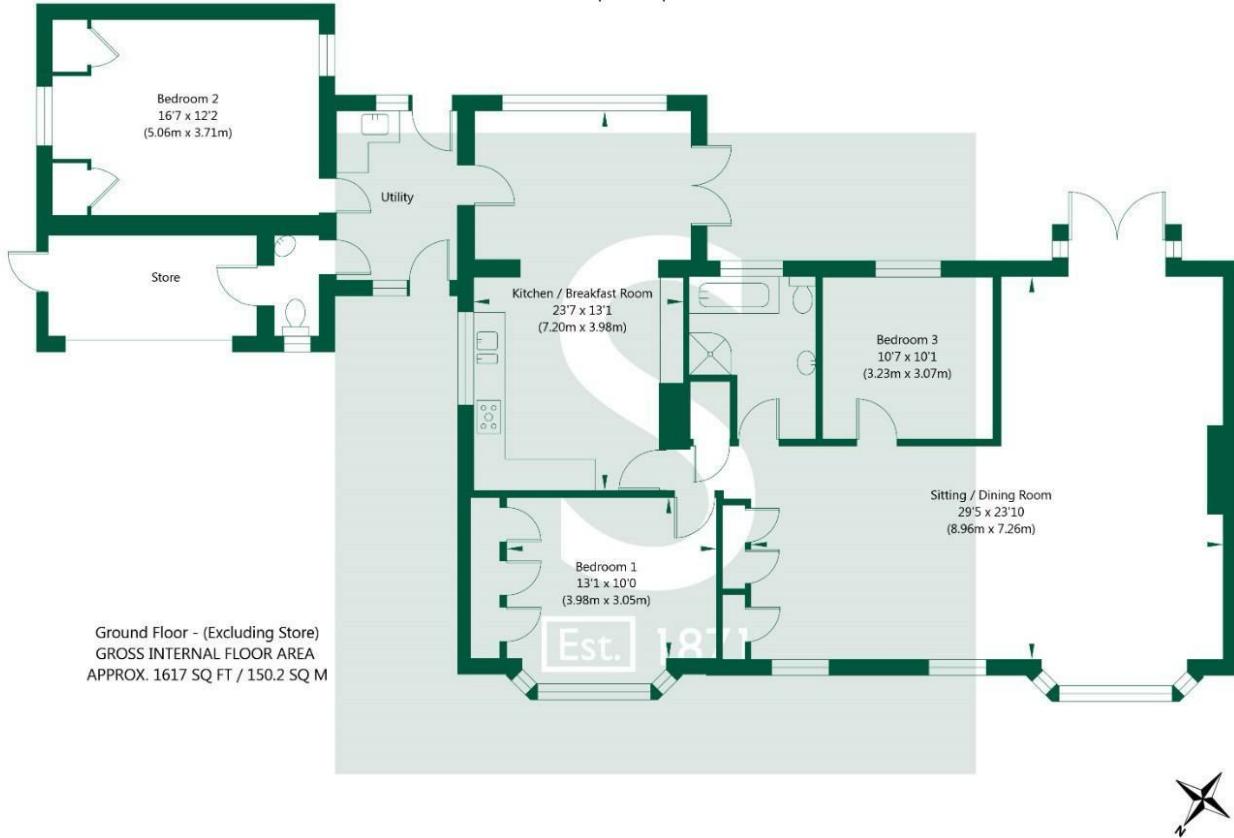
Current Planning Permission: No current valid planning permissions

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

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



Harton, York, YO60 7NP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1617 SQ FT / 150.2 SQ M - (Excluding Store)

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

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