



Wetherby Road, Rufforth, York £1,200 PCM

Traditional farmhouse located centrally in the village of Rufforth, just 5 miles from York City Centre. The property enjoys a large lounge with open fire, dining room or second family room, modern kitchen with space for kitchen table, utility room and downstairs W/C. Upstairs there are three double bedrooms with period features. The second bedroom benefits from en-suite W/C and washbasin.

Outside there is ample parking for 3-4 cars, a large garden with storage outbuildings.

Pets allowed. Children are welcome. Sorry, no smokers



Rear Entrance into:

KITCHEN - With room for breakfast table, the kitchen has traditional units, freestanding cooker and hob. Leads through to:

UTILITY ROOM - Space for fridge/freezer and white goods

DOWNSTAIRS CLOAKROOM - Newly refitted

LOUNGE - With open fire and double aspect

DINING ROOM / SECOND LIVING ROOM - Front facing room which offers flexible space for the family

First Floor

BEDROOM ONE (Rear) - Large double bedroom with decorative fireplace

BEDROOM TWO (Rear) - Double bedroom with en-suite W/C and washbasin

BEDROOM THREE (Front) - Small double bedroom

BATHROOM - Family bathroom with separate bath and shower cubicle

Outside

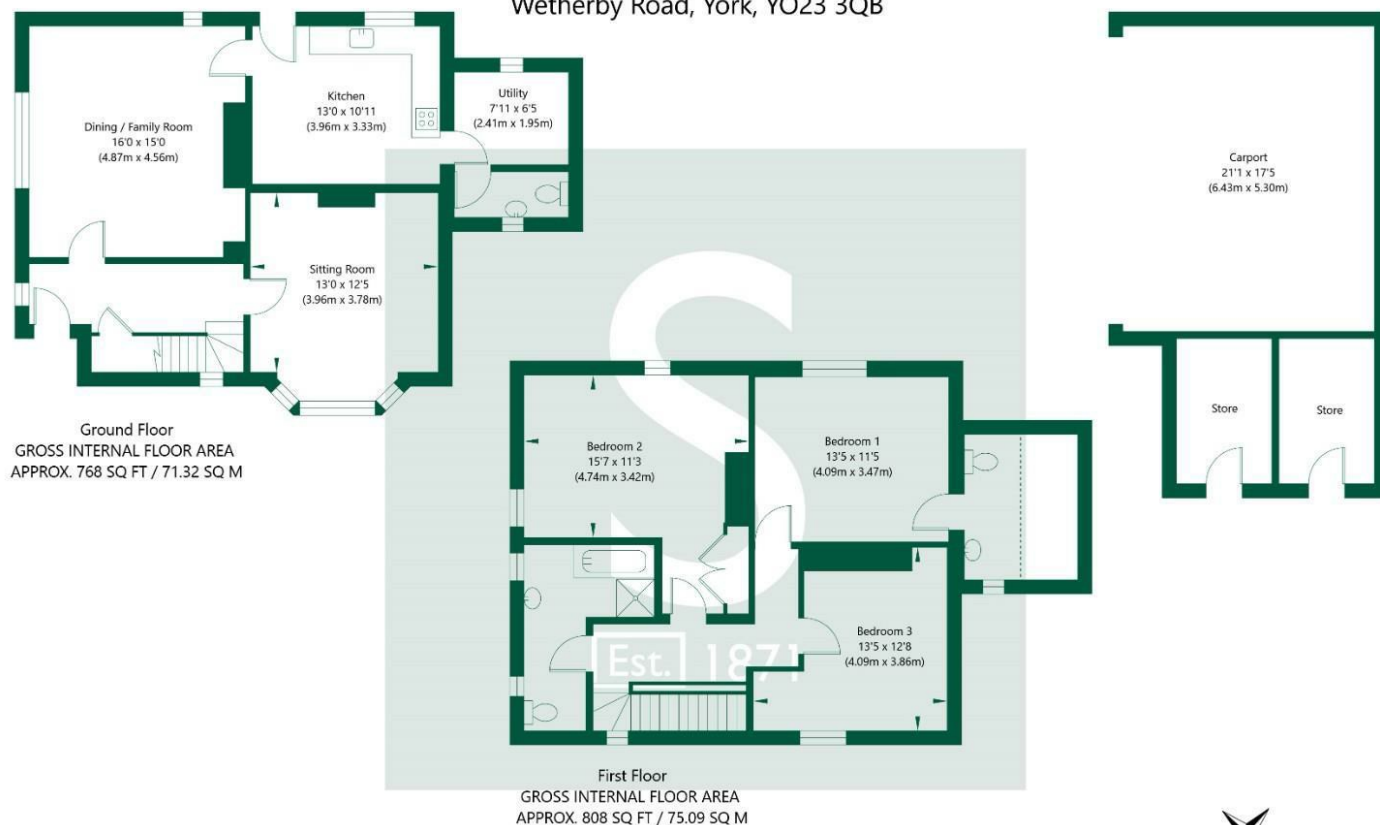
PARKING - Ample off-road parking for 3 or 4 cars

GARDENS - Mature front garden and large rear garden with area for vegetable patch

A wonderfully spacious family home within easy access of York city centre.



Wetherby Road, York, YO23 3QB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1576 SQ FT / 146.41 SQ M - (Excluding Carport & Stores)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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