



*** SOLD BY STEPHENSONS ***

Guide Price £400,000

*** North Yorkshire's Largest Independent Estate Agent ***



Accommodation

Internally, the property is entered via a double glazed front door into a spacious reception hall with staircase leading to the first floor accommodation with radiator.

The principal reception room is a spacious living room located at the front of the house having a living flame coal effect gas fire set on a marble hearth. The lounge also includes a television aerial point, mounted display shelving and double radiator.

One of the feature rooms of the property is the open plan breakfast kitchen located at the rear having a stylish range of built-in base units to 3 sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. The kitchen includes a built-in NEFF electric oven with 4 point gas hob unit and extractor canopy. There is an integrated Siemens dishwasher and built-in fridge unit. The kitchen provides ample space for a freestanding breakfast table and benefits further from a double radiator and fitted gas fire.



Positioned at the rear of the property is a generous conservatory being of brick and uPVC construction with surrounding casement windows and French doors leading out onto the rear garden beyond.

There is integral garage access, and a separate utility room with space for a dryer.

To the ground floor are 2 substantial double bedrooms, with bedroom 1 located at the front having twin double fronted wardrobes with matching overhead storage units.

Bedroom 2 is positioned at the rear with both bedrooms benefitting from radiators and uPVC framed double glazed casement windows.

There is a modern downstairs shower room with contemporary fittings, including a low flush W.C and wash hand basin, both set in a vanity surround. There is a walk in shower cubicle with full height tiled splashbacks in addition to a heated towel rail, shaving socket, extractor fan and built-in airing cupboard housing the hot water cylinder and electric immersion heater.



To the second floor are 2 further bedrooms. Bedroom 3 has a built-in linen cupboard, as well as recessed eave storage accommodation, a single radiator and double glazed Velux roof light.

Bedroom 4 has a dormer window to the rear elevation as well as a radiator and recessed eave storage. There is a wash hand basin set within a vanity surround with tiled splashbacks.

The internal accommodation is completed by a first floor toilet which has a low flush W.C, wash hand basin, extractor fan and radiator.

To The Outside

The property is accessed directly off St Johns Walk onto a block paved front driveway which provides off street parking for numerous vehicles. The driveway in turn accesses the attached single garage which has an up and over remote electric garage door with key fob, light and power. The garage also houses the gas fired central heating boiler and has plumbing for a washing machine.

Directly to the front of the property, is a covered storm porch with block paved front pathway which looks out onto a lawned front garden with surrounding herbaceous borders.



The property boasts a delightful rear garden which includes a flagged patio providing ample space for garden furniture.

The rear garden is centrally laid to lawn with surrounding herbaceous borders in addition to a further raised gravelled hardstanding and patio which adjoins the side boundary.

The rear garden is enclosed by fenced boundaries and a timber built garden shed is included within the sale.

The property benefits from both a gas fired central heating and uPVC framed double glazing throughout, and an early inspection is strongly recommended to appreciate the quality of the accommodation on offer.

Agents Note

Prior to sale, the vendors have created 3D plans and visuals, demonstrating the significant opportunity within the property for further expansion and improvement. A copy of the drawings is available upon request from the selling agent.

Energy Efficiency

The property's current energy rating is D (58) and has the potential to be improved to an EPC rating of B (82).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

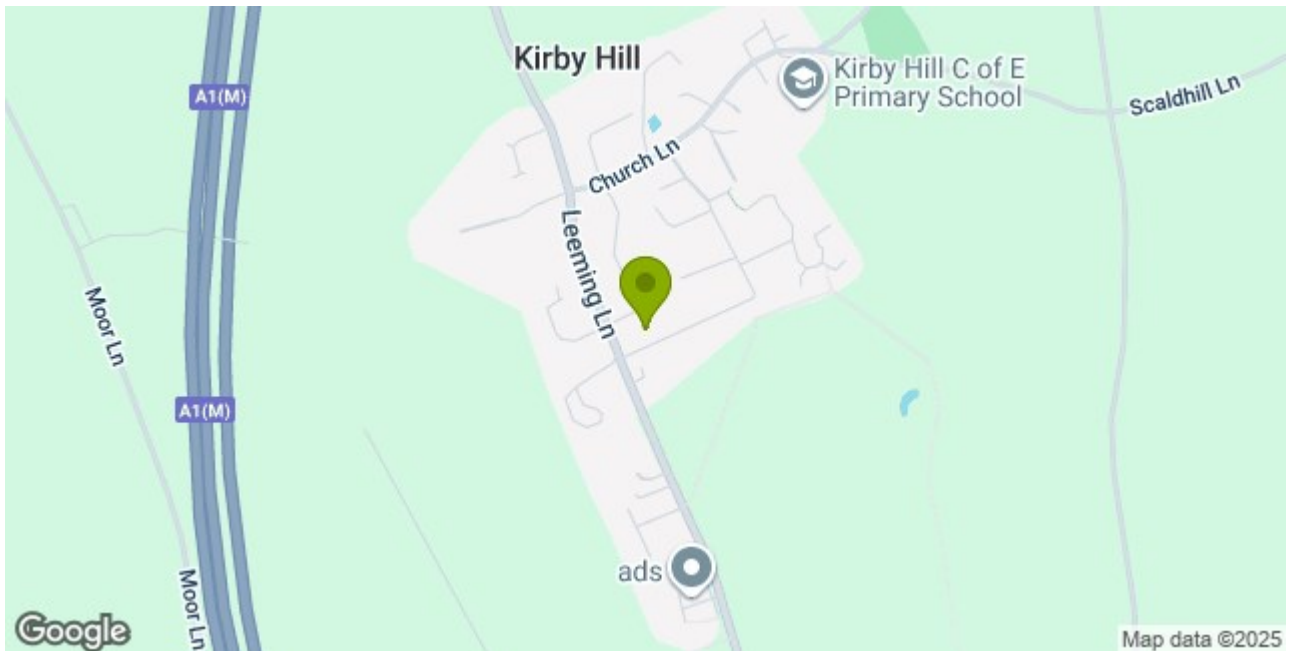
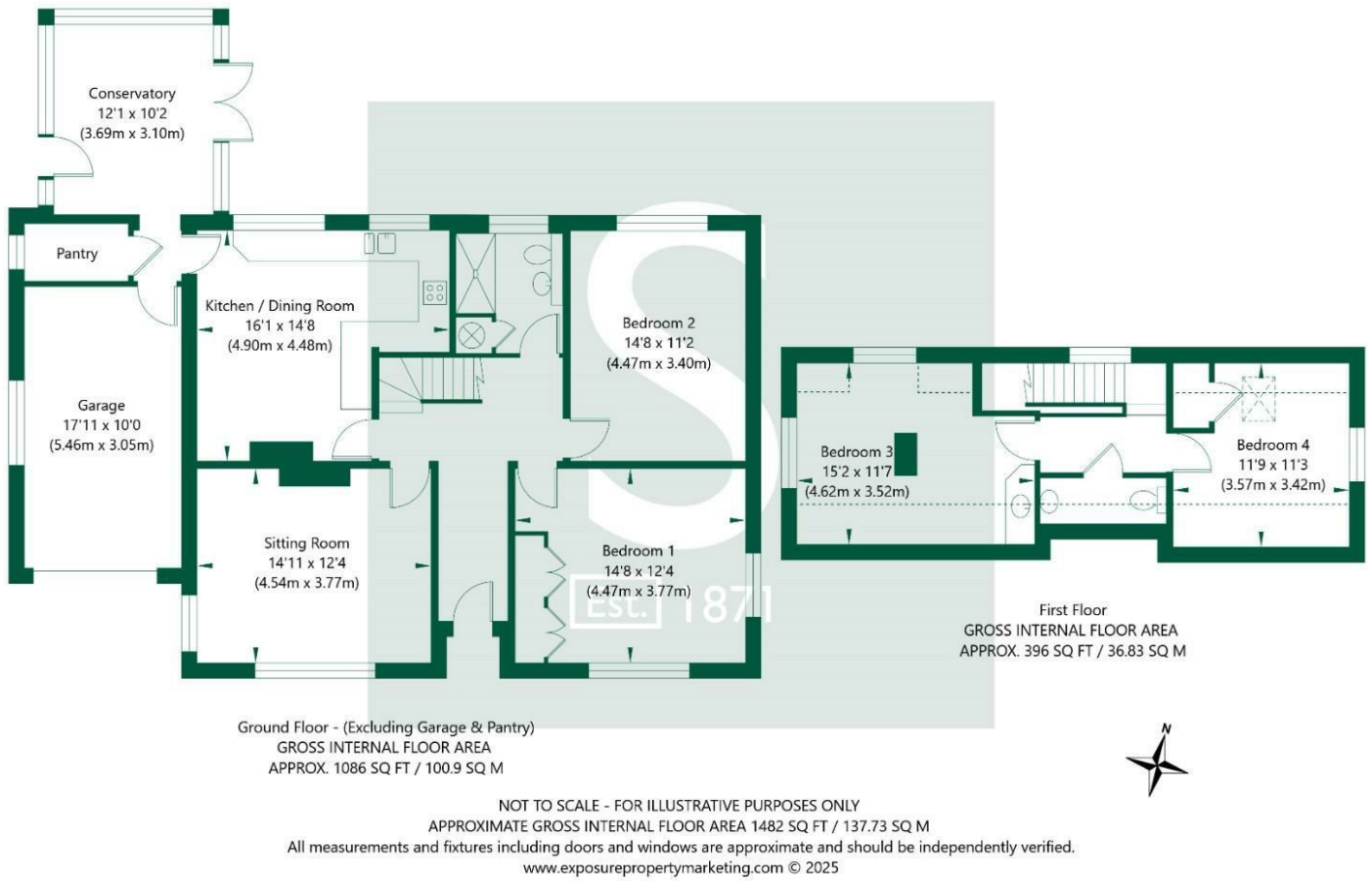
Council Tax: E - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

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



St Johns Walk, Kirby Hill, YO51 9DJ



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

