



**\*\*\*SOLD BY STEPHENSONS\*\*\***

**Guide Price £550,000**

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



## Accommodation

The property is accessed via a uPVC door to the front elevation leading into a welcoming entrance hall with convenient WC.

Positioned off the entrance hall is the spacious sitting room which is dual aspect in design allowing for a light, airy feel. The room has a large bay window to the front elevation and a feature log burning stove positioned centrally with timber surround and tiled hearth which acts as the focal point of the room.



The kitchen is found to the rear of the property and is open plan in design. There are a combination of base and wall storage units with stylish granite preparation surfaces which incorporate a 1 1/2 sink with drying area. The kitchen has an electric Rangemaster cooker with extractor fan over and integrated dishwasher as well as space for a freestanding table. There are sliding doors to the rear elevation giving access out to the rear garden, and a handy understairs storage cupboard.



The kitchen leads through into a large utility room which has space for both washing provisions and a freestanding fridge/freezer (available by separate negotiation). There are also access doors out to the rear garden and into the garage.

A further reception room which is of a good-size and has been most recently used as a dining room completes the downstairs living accommodation. This room could easily be used as a study, snug or play room.



Stairs from the entrance hall lead up to the first floor living accommodation which includes four well-proportioned bedrooms and the house bathroom.

Bedroom one is a spacious double with full width fitted wardrobes with sliding doors. The room is served by an ensuite shower room which includes large walk-in shower, WC and wash hand basin.



The further three bedrooms are well proportioned, with bedrooms two and three both having recessed storage cupboards.

The house bathroom has part-tiled walls and has a corner shower cubicle, bathtub, wash hand basin, WC and heated towel rail.

## To The Outside

The property sits on a substantial plot with both front & rear gardens.



The rear garden is west facing and has a large stone flagged patio immediately to the rear of the property. Beyond the patio is a well-kept and good-sized lawned area with mature herbaceous borders.



At the front is a further lawned garden and a brick paved driveway which leads up to the integral garage. The garage has an electric door and power connected.

It is therefore, as agents, that we strongly recommend an internal inspection.

## Energy Efficiency

The property's current energy rating is D (56) and has the potential to be improved to an EPC rating of C (78).

## Additional Information

Tenure: Freehold

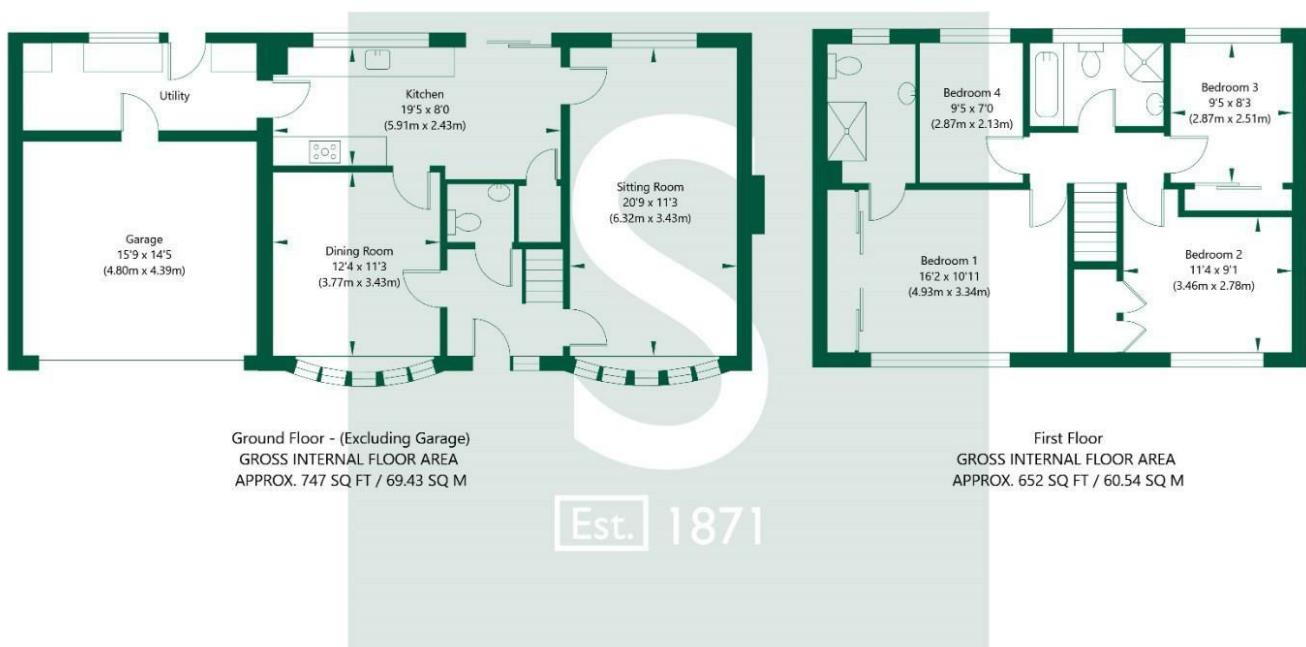
Services/Utilities: All mains and services are understood to be connected, with the exception of mains gas.

Broadband Coverage: Up to 76\* Mbps download speed

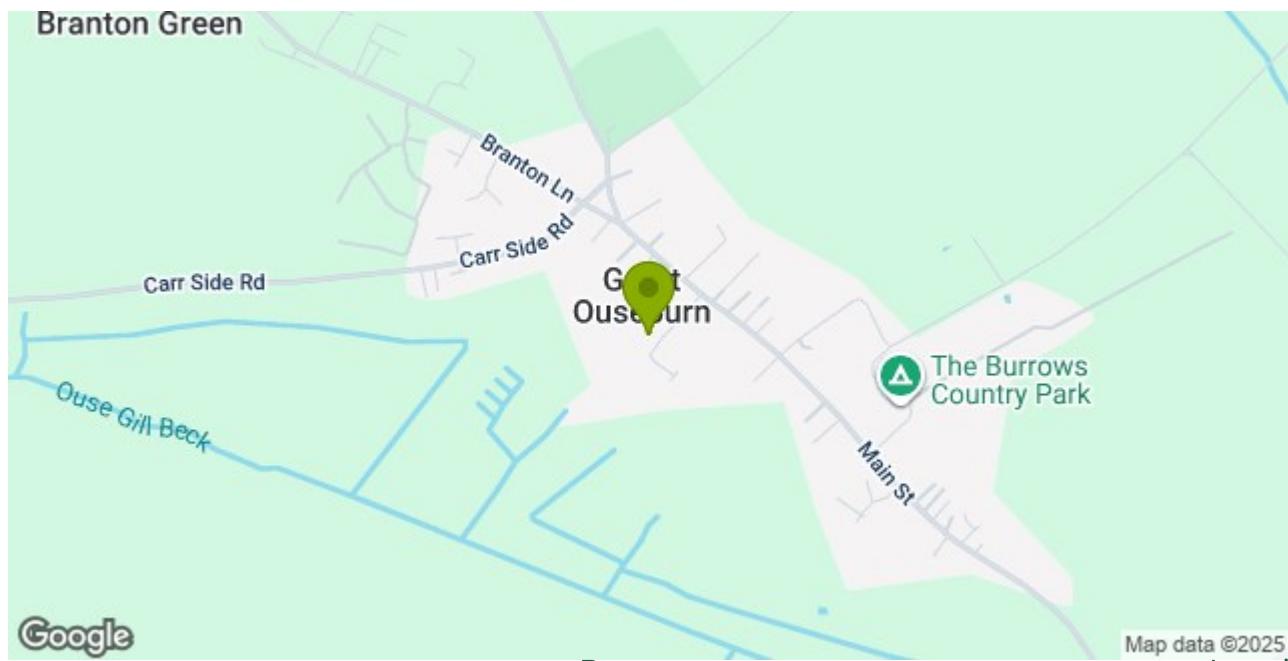
Council Tax: F - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1399 SQ FT / 129.97 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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