



Great Ouseburn, York Guide Price £565,000

*** 3 FORMAL RECEPTION ROOMS & STYLISH KITCHEN WITH CENTRAL ISLAND & DINING BAR ***

A simply stunning 3 bedroom detached period property boasting around 1,650 sq ft of beautifully presented flexible living space complemented by off road parking and superbly landscaped south west facing rear garden.



Inside

A reception hall with dog-leg staircase leads off into a utility room with wc, delightful snug with impressive inglenook feature fireplace and a generous 21'0" (6.40m) long sitting room with wood burning stove. The stunning 31'8" (9.65m) long L shaped dining kitchen offers the space and versatility to also be used as a snug/study area and the superbly appointed kitchen features a quartz topped central island with inset twin sink and dining bar, base and wall storage cupboards, quartz worktops, range cooker space, integrated dishwasher and wine chiller plus a bespoke handmade larder cupboard, complemented by a window seat and bi-folding doors out into the rear garden.



The first floor landing leads off into an impressive 21'0" (6.40m) long master bedroom with stylish en-suite shower room, 2 further double bedrooms and a luxuriously appointed bathroom with period style bath tub and a separate walk-in shower.

Other internal features of note include oil fired radiator central heating and double glazing.



Outside

Externally a gravel driveway provides off road parking and there is a walled front and side garden.

The fabulous split level rear garden, which is a south westerly aspect and enjoys a high degree of privacy, has been superbly landscaped to feature a paved seating area, lawn, and raised flowerbed borders.

Services

We have been informed by the vendor that all mains services are connected to the property except gas.



Energy Efficiency

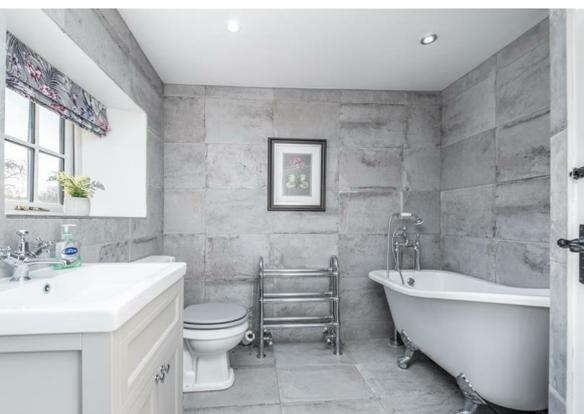
This property's current energy rating is a D : 64 and has the potential to be improved to an EPC rating of C : 79

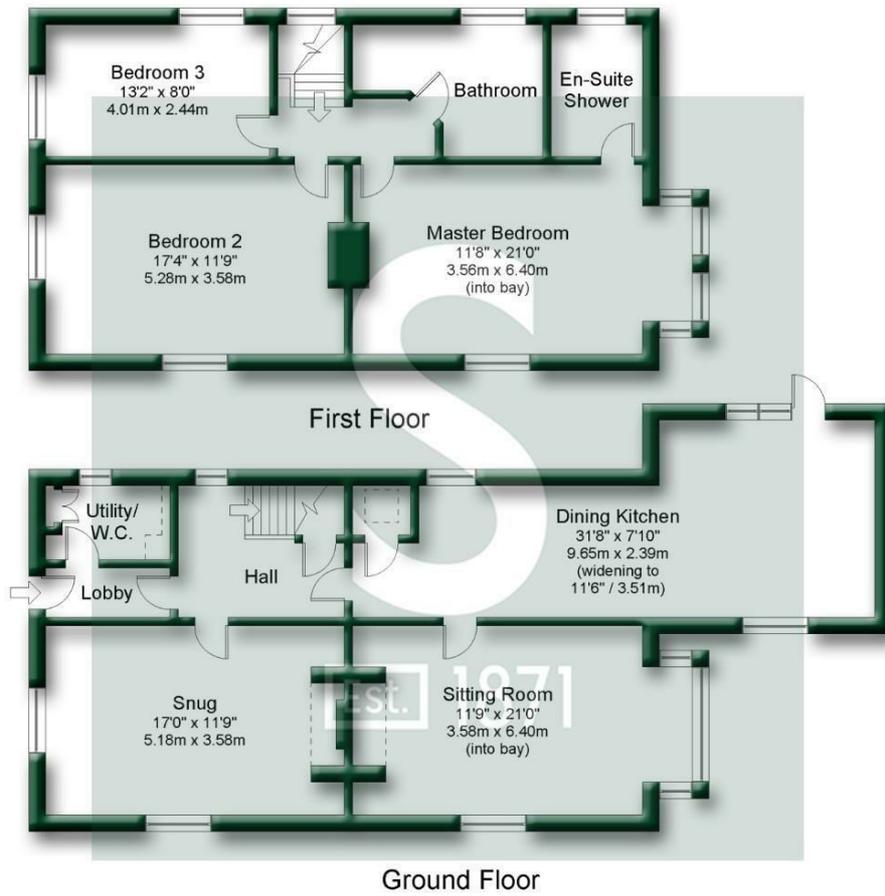
Council Tax

Harrogate Borough Council - Tax Band F

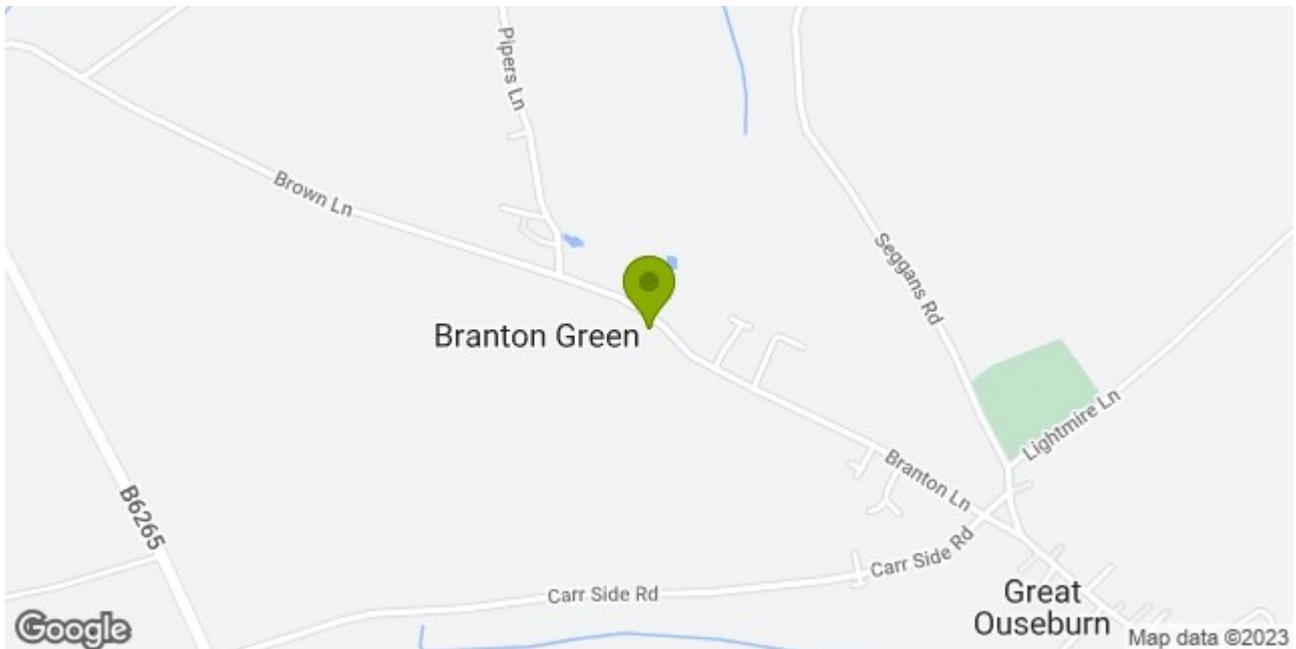
Directions

Entering the village from the direction of the B6265 the property is on the right hand side.





Gross internal floor area (approx.): 152.9 sq m (1,646 sq ft) Not to Scale. Copyright © Apex Plans.



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