



Midway Farlington
York, YO61 1NW
£350,000

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SET WITHIN THE PEACEFUL VILLAGE OF FARLINGTON, THIS ATTRACTIVE THREE BEDROOM SEMI DETACHED HOME COMBINES COTTAGE STYLE CHARACTER WITH THOUGHTFUL MODERN ENHANCEMENTS. ENJOYING GARDENS TO THREE SIDES, OFF STREET PARKING AND GARAGE, THE PROPERTY OFFERS COMFORTABLE, VERSATILE LIVING WITH FURTHER SCOPE TO EXTEND (SUBJECT TO PLANNING) PRESENTING A WONDERFUL OPPORTUNITY IN THIS SOUGHT AFTER RURAL SETTING

Mileages - York – approx. 11 miles | Easingwold – approx. 5 miles (All distances approximate)

With Double Glazing and Oil Central Heating

Reception Lobby, Sitting room, Kitchen/ Living/ Dining Room, Family/ Dining Room

Principal Bedroom, Two Further Bedrooms, Family Bathroom

Outside - Driveway, Garage, Gardens to Three Sides

A STORM PORCH with a PVC glazed and stained entrance door opens into a central RECEPTION LOBBY with hardwood effect flooring. From here, a panel door leads into;

The SITTING ROOM, where a PVC double glazed window overlooks the attractive front garden and Main Street of Farlington. A cast wood burning stove with floating timber mantle creates a pleasant focal point, and an open archway leads through to the dining room, with an additional side personal door opening into the kitchen/diner.

To the opposite side of the lobby, a panel door opens into a versatile FAMILY ROOM/PLAYROOM, again with a PVC double glazed window overlooking the front garden and pleasant Main Street.

To the rear a glazed door leads into the impressive L shaped KITCHEN/DINER, which forms an impressive extension the full width of the property. The kitchen features timber worktops with matching upstand, which extends to the side to form a breakfast bar overhang, induction hob with central extractor, two tone wall and base units, double oven, fitted microwave, fridge/freezer and dishwasher. A composite sink with chrome mixer tap sits beneath an elevated side window. Hardwood effect flooring continues throughout.

The dining area enjoys French UPVC double glazed doors with side lights opening onto the rear patio, with triple skylights to ceiling. A useful walk in pantry provides excellent additional storage.

A central staircase rises to the first floor landing,





where there is loft access (part boarded).

Panel doors lead to BEDROOMS ONE and TWO, both generous doubles with fitted walk in cupboards.

BEDROOM THREE enjoys a rear aspect.

Re fitted FAMILY BATHROOM includes a panel bath with thermostatic shower and rainfall head, chrome fittings, shower screen, fully tiled walls, vanity wash hand basin with deep storage drawers, low level WC, vertical chrome towel radiator and a frosted PVC window to the rear.

OUTSIDE the property is approached via a gravel driveway providing off street parking for two vehicles and in turn leading to a single garage with metal up and over door, power, light and water. The garage also houses the floor mounted oil boiler and offers space and plumbing for a washing machine and separate dryer. A timber window and personal door open to the rear.

The front garden is mainly laid to lawn behind a neatly clipped holly hedge. To the side, a sheltered grassed area sits behind timber picket fencing. A timber door opens into the rear patio, which includes a brick built storage bunker and bin store.

The patio path wraps around the side of the house, where there is an outside tap and double power socket. The rear garden is fully enclosed with timber fencing, offering space for vegetable beds and a greenhouse to one side, while the remainder is laid to lawn with an adjoining boundary wall and oil tank.

LOCATION - Farlington is a small and attractive village situated mid-way between Stillington and Sheriff Hutton. Within the centre of the village is a 12th century church known as St Leonards, and the Blacksmiths Arms.

POSTCODE: YO61 1NW
COUNCIL TAX BAND: C
TENURE: Freehold

SERVICES: Mains water and electricity and drainage.
Oil fired central heating.

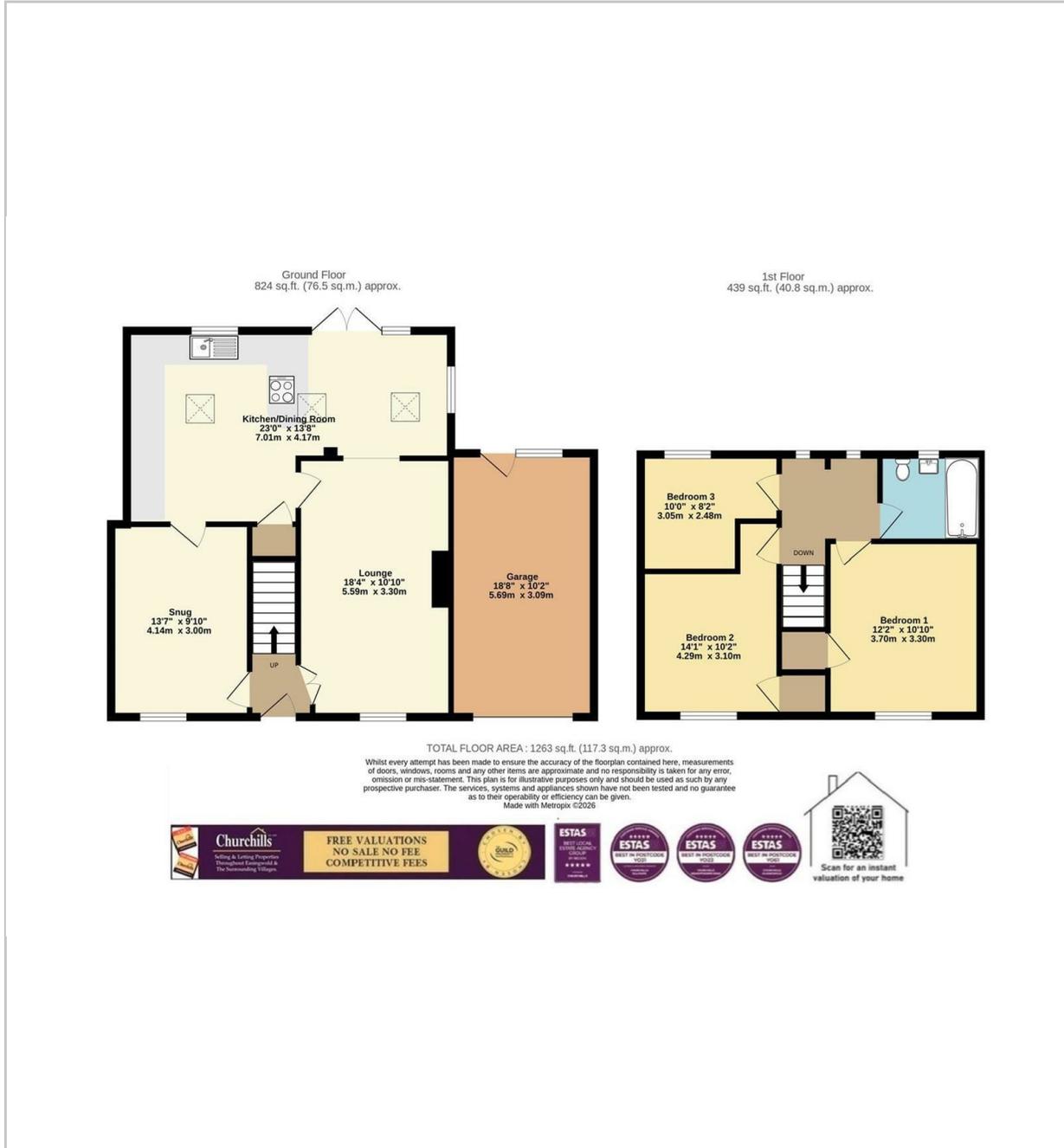
DIRECTIONS From our central Easingwold office, proceed south along Long Street and turn left onto Stillington Road. Head through Stillington, continue along the Main Street and around the corner, turn right sign posted Sheriff Hutton and proceed through open countryside into Farlington. Turn right before the bridge and Midway is a short distance on the left-hand side.

Viewing - Strictly by appointment through Churchills. Tel: 01347 822 800 Email: easingwold@churchillsyork.com

Agent's Note - To comply with current Anti Money Laundering regulations, all purchasers are required to undergo identity verification checks. A fee will apply; please contact our office for further information.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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