



1 Meadow View Thorganby  
York, YO19 6FH  
Guide Price £350,000

This beautiful double fronted three bedroom detached home forms part of a small exclusive development in the beautiful village of Thorganby. With stunning countryside on your doorstep, there is a real community feel whilst still having easy access to the A64 and York City Centre. With the benefit of central heating and double glazing the property has been maintained to a high standard throughout and is ready to move into. The bright and spacious living accommodation comprises entrance hallway, through living room with wood burning stove and bi-fold doors to rear, large dining kitchen with full range of fitted units and integrated appliances, utility room with w/c, first floor landing, two double sized bedrooms and one large single bedroom, family bathroom with modern suite. Front garden with driveway leading to a detached brick garage. Good sized private south facing rear garden. NO FORWARD CHAIN. An internal viewing is strongly recommended.

**Location**

Thorganby is an idyllic community village located to the south of York with easy commuter links in to the city and on to the A19 and A64.. The village includes a Village Hall/ community centre, a traditional country pub and popular children's outdoor play area. The neighbouring village of Wheldrake provides a local supermarket/Post Office, pub and coffee shop/deli. There are school buses that lead to Wheldrake primary school and Fulford secondary school.

**Entrance Hall**

**Living Room**

16'5 x 10'2 (5.00m x 3.10m)

**Kitchen/Dining Room**

16'5 x 10'2 (5.00m x 3.10m)

**Utility Room**

**WC**





## First Floor Landing

### Bedroom 1

10'6 x 9'2 (3.20m x 2.79m)

### En-Suite

### Bedroom 2

13'2 x 10'2 (4.01m x 3.10m)

### Bedroom 3

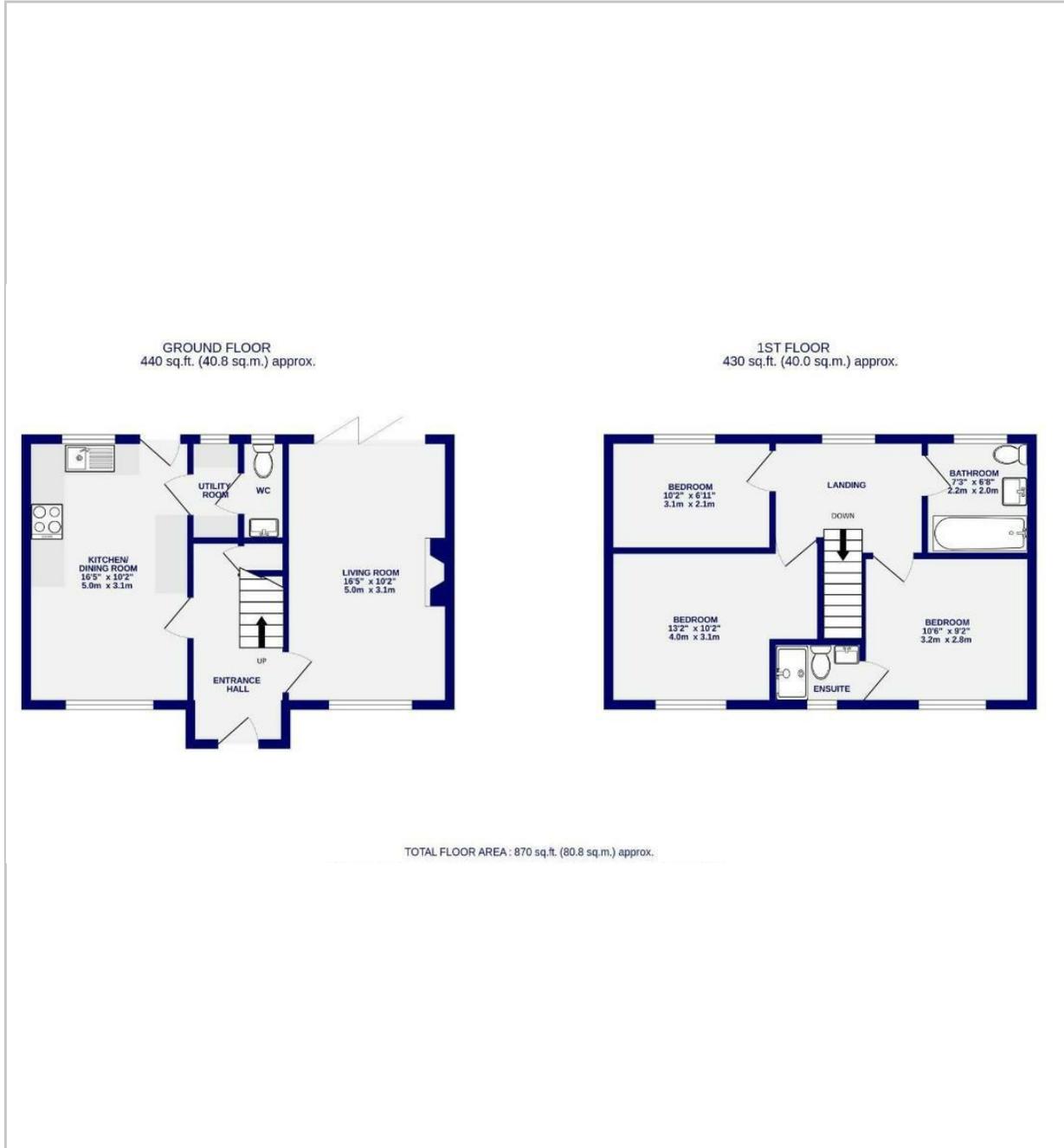
10'2 x 6'11 (3.10m x 2.11m)

### Bathroom

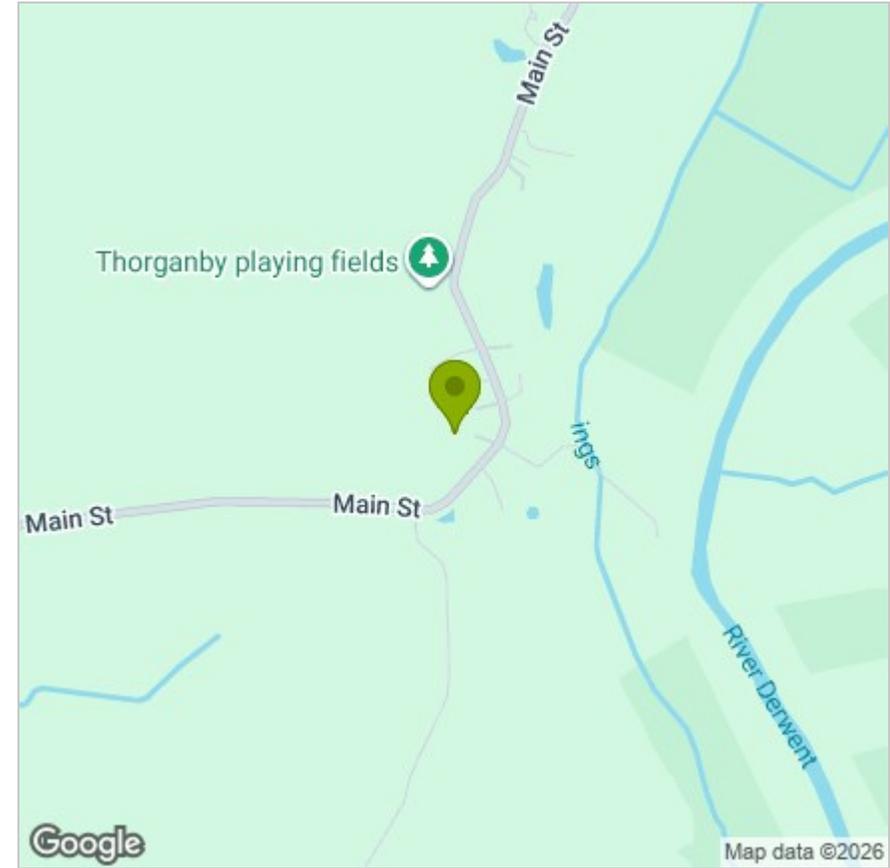
7'3 x 6'8 (2.21m x 2.03m)



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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