

A MODERN 4 BEDROOM DETACHED HOUSE WITH A LOVELY WEST FACING REAR GARDEN SET IN THIS SOUGHT AFTER VILLAGE CLOSE TO LOCAL AMENITIES WITHIN FULFORD SCHOOL CATCHMENT AND WITH EASY ACCESS INTO YORK AND TO THE A64. The property which has the benefit of gas central heating and uPVC double glazing has been maintained to a high standard and provides tastefully presented family living accommodation comprising; entrance hall, cloaks/w.c., large sitting room, dining room with French doors to garden, spacious breakfast kitchen with fitted units and French doors to garden, utility room, landing, master bedroom with en-suite bathroom/w.c., 3 further bedrooms, family bathroom/w.c. Front garden with driveway leading to an attached brick garage. Larger than average private lawned rear garden. An internal viewing is recommended.

Hallway

Entrance door, stairs to first floor. Doors to

Sitting Room

20'10" x 10'9" (6.37m x 3.30m)

Large family living room with bay window to front, Adams style fireplace. Opening to

Dining Room

11'10" x 9'1" (3.61m x 2.77m) French doors to rear garden. Door to

Breakfast Kitchen

16'6" x 11'8" (5.03m x 3.58m)

Good range of modern fitted units withbuilt in oven and hob and integrated wine fridge, window to rear. Breakfast area with french doors to rear garden and door to

Downstairs WC

6'2" x 2'9" (1.88m x 0.86m)

Utility Room

8'4" x 5'1" (2.55m x 1.56m)

Base units incorporating sink. Door to side



















Landing

Window to side, balustrade, airing cupboard. Doors to

Bedroom 1

12'0" x 10'11" (3.66m x 3.35m) Window to front. Door to

En Suite Bathroom

6'5" x 5'4" (1.96m x 1.63m)

White suite comprising panelled bath with shower above, wash hand basin, w.c

Bedroom 2

11'1" x 10'7" (3.38m x 3.25m) Window to rear

Bedroom 3

8'0" x 7'6" (2.44m x 2.29m) Window to rear

Bedroom 4

8'8" x 6'3" (2.65m x 1.91m) Window to front

Family Bathroom

6'5" x 5'4" (1.96m x 1.63m)

Suite in white comprising panelled bath with shower above, wash hand basin, w.c

Outside

Front garden with driveway leading to an attached brick garage (18ft x 8ft) with roll over door, power and light. Good sized west facing lawned rear garden with patio area, flower borders well stocked with shrubs and bushes.

FLOOR PLAN LOCATION Ground Floor 821 sq.ft. (76.3 sq.m.) approx. 1st Floor 546 sq.ft. (50.8 sq.m.) approx. Bedroom 8'8" x 6'3" 2.65m x 1.91m Bedroom 12'0" x 11'0" 3.66m x 3.35m Church Ln Garage 18'0" x 8'0" 5.49m x 2.44m Wheldrake Yorkshire Food Finder Utility Room 8'5" x 5'1" 2.55m x 1.56m Bedroom 11'1" max x 10'8" 3.38m max x 3.25m Bedroom Kitchen/Breakfast Room 16'6" x 11'9" 5.03m x 3.58m 8'0" x 7'6" 2.44m x 2.29m Coogle Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 74 (69-80) 70 TOTAL FLOOR AREA: 1368 sq.ft. (127.1 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the flooplan contained here, measurement of doors, windows, rooms and any other tierns are approximate and no responsibility is taken for any error, which were not approximate and no responsibility is taken for any error, properties purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. (55-68) (39-54) (21-38)

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EU Directive

2002/91/EC

Not energy efficient - higher running costs

England & Wales