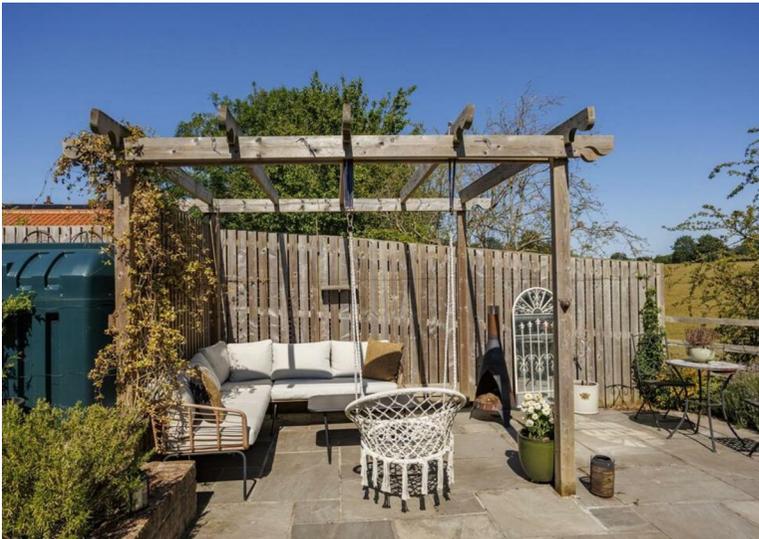




2 Field View
Great Ouseburn, York, YO26 9SW
Guide price £370,000



- Charming semi-detached family residence
- - Comprising three bedrooms
- - Featuring two bathrooms
- - Situated in a prime village location
- - Offering an unobstructed rural view at the rear
- - Includes a landscaped garden
- - Boasts a contemporary design throughout
- - Conveniently located near local amenities in adjacent market towns
- - Classified under council tax band D EPC B



Description

Nestled in the charming village of Great Ouseburn, York, this delightful house at Field View offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house boasts two bathrooms, ensuring convenience for all residents and guests. This thoughtful layout enhances the functionality of the home, making it suitable for both busy mornings and relaxing evenings.

Great Ouseburn is known for its picturesque surroundings and community spirit, making it a wonderful place to call home. The village offers a peaceful lifestyle while still being within easy reach of York's vibrant city centre, where you can enjoy a variety of shops, restaurants, and cultural attractions.

This property presents an excellent opportunity for those looking to settle in a tranquil yet accessible location. With its appealing features and prime location, this house at Field View is not to be missed.

Location

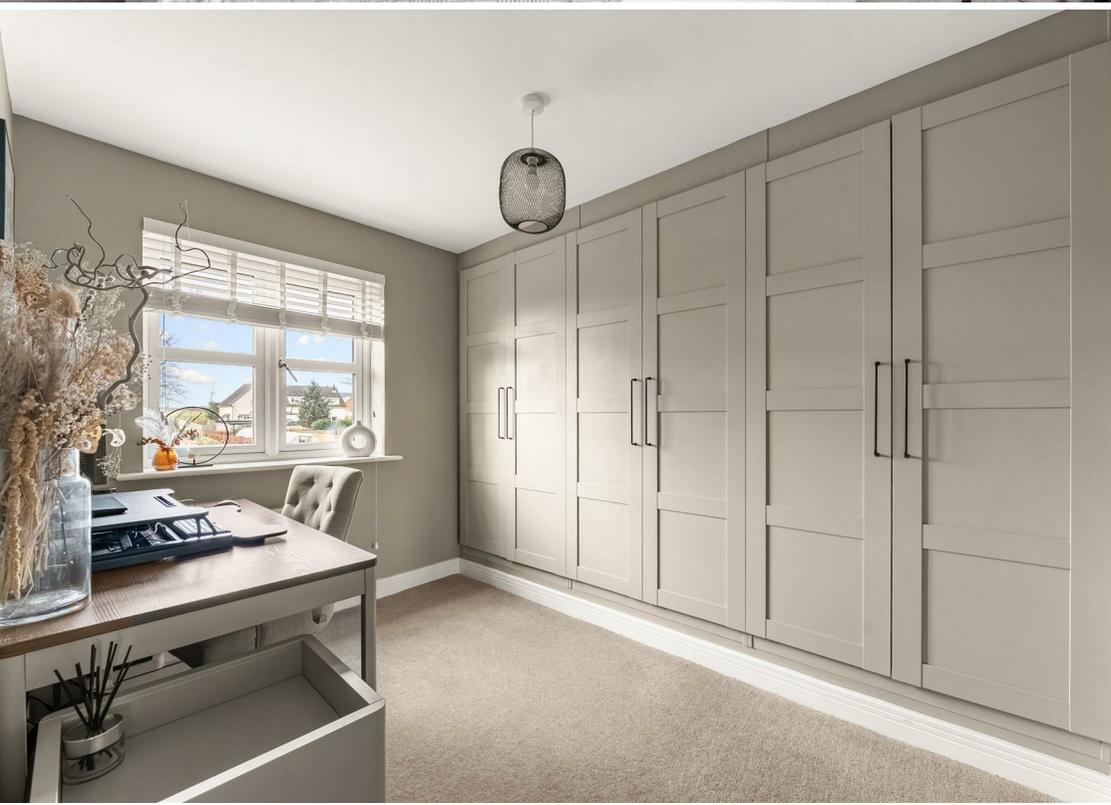
Great Ouseburn is a conservation village made up of period houses and cottages. It has a good range of local amenities, including a village shop with a post office, a church, a pub, a primary school, a village hall, a cricket club, and playing fields. The countryside around the village offers a variety of walks and rides along footpaths, bridleways, and byways.

There is a strong sense of community in Great Ouseburn, with many events organized throughout the year. The village is also close to several well-regarded independent schools, such as Queen Ethelburga's, Cundall Manor, and St Peters in York, as well as state schools like Great Ouseburn Community Primary School, Marton cum Grafton Church of England School, Boroughbridge High School, and King James in Knaresborough.

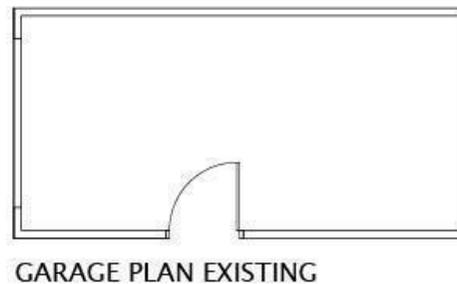
The nearby town of Boroughbridge has a vibrant high street filled with independent shops, as well as a wide range of

amenities, a large supermarket, and recreational facilities. Great Ouseburn lies between the spa town of Harrogate and the historic city of York, both of which offer plenty of facilities, restaurants, theatres, and attractions.

The village is also well-suited for commuters. It has easy access to the A1 (M) and nearby train links at Kirk Hammerton and Cattal, which connect directly to the main stations in York, Harrogate, and Leeds. These trains provide fast services to London Kings Cross, Manchester, and Edinburgh. Additionally, Leeds/Bradford International Airport offers regular domestic and international flights.

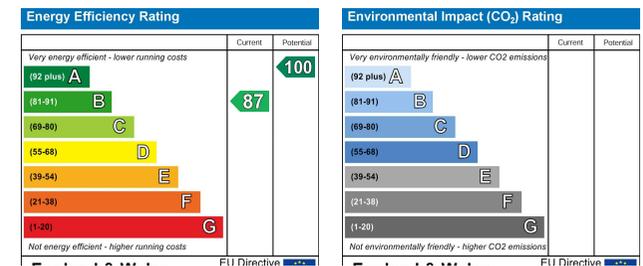






Existing Plan 1/50

Description: Existing Plans		Rev:
Scale: @ A3 1/50	Drawn: JB	DATE



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