



## Lavender Hill High Street

Wombledon, YO62 7RR

Price Guide £565,000





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Nestled in the charming village of Wombledon, York, this beautifully presented four-bedroom stone-built residence offers a perfect blend of modern comfort and traditional character. Constructed in 1996, the property showcases a delightful farmhouse style that is both inviting and practical. Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The layout of the home is thoughtfully designed, providing ample space for relaxation and socialising. The four well-proportioned bedrooms offer a peaceful retreat, ensuring that everyone in the family has their own sanctuary. The property boasts two bathrooms, which add to the convenience of family living. The well-maintained interiors are complemented by the charming exterior, making this home a true gem in the heart of Wombledon. For those with vehicles, the property includes parking for multiple vehicles, along with a large garage that provides additional space for storage or hobbies. The surrounding area is tranquil, offering a serene lifestyle while still being within easy reach of local amenities. The property benefits from lovely views to the front and rear. This residence is perfect for families or anyone seeking a peaceful retreat in a picturesque village setting. With its blend of modern features and classic charm, this home is sure to impress. Don't miss the opportunity to make this delightful property your own.

- Set in a stunning village location
- Spacious and well proportioned rooms
- Large garage and plenty of parking
- Master bedroom with en-suite
- Guest WC
- Lovely, well stocked front and rear gardens
- Two reception rooms
- Stunning breakfast kitchen

## Entrance Hall

Part glazed composite front door, stairs to first floor landing, radiator, understairs storage cupboard.

## Sitting Room

24'1 x 11'7 (7.34m x 3.53m)

Fireplace with carved wood surround, tiled inlay and hearth with open fire, windows to the front and rear aspects, two radiators, glazed door to rear garden.

## Dining Room

10'10 x 9'7 (3.30m x 2.92m)

Window to the front aspect, radiator.

## Kitchen

16'4 max x 12'10 max (4.98m max x 3.91m max)

Modern wall and base units, matching worksurfaces, inset single drainer sink unit, 'Rangemaster' gas cooker, integrated fridge/freezer, integrated dishwasher, integrated microwave, plumbing for washing machine, space for tumble dryer, radiator, window to rear aspect, part glazed door to rear aspect.

## Guest WC

Low flush WC, pedestal wash basin, extractor fan. Housing for the water softener for the whole house.

## First Floor Landing

Airing cupboard with radiator and, loft access point.

## Master Bedroom

12'4 x 11'9 (3.76m x 3.58m)

Fitted wardrobes and matching bedroom furniture, window to front aspect, radiator.

## En-Suite

7'6 x 6'6 max (2.29m x 1.98m max)

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush WC, fitted shelving, ladder style radiator, recessed ceiling lights, opaque window to the front aspect and extractor fan.

## Bedroom Two

14'0 x 9'10 max (4.27m x 3.00m max)

Fitted wardrobes with matching bedroom furniture, window to front aspect, radiator.

## Bedroom Three

10'10 x 8'6 (3.30m x 2.59m)

Window to rear aspect, radiator.

## Bedroom Four

9'10 x 9'9 (3.00m x 2.97m)

Window to rear aspect, radiator.

## House Bathroom

10'11 x 7'8 (3.33m x 2.34m)

Free standing bath, walk in shower cubicle with mains shower,

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vanity unit with inset wash basin, low flush WC, ladder style radiator, opaque window to rear aspect, recessed ceiling lights and extractor fan.

### Exterior

To the front of the property, the garden slopes up towards the property and is mainly laid to lawn with borders of shrubs and flowers. There is a gravel drive which leads to the rear of the property where there is a gravelled area providing further off street parking. There is a raised lawn area with borders of shrubs and flowers. Decked seating area with a pergola above and access to the garage.

### Link Detached Garage 17'9 x 13'4 (5.41m x 4.06m)

A slightly larger garage, described as a 'large single' in size. Roller

door, side access door and side aspect window. Electric is installed.

### Wombledon

Close to the Market towns of Helmsley and Kirkbymoorside both about 3 miles away for shops and facilities and local attractions.

Public transport bus service passes along High Street, providing easy access to Helmsley, Kirkbymoorside, Scarborough and surrounding villages with links to further afield.

### Services

Mains connected to water, drainage, electric and gas central heating. The village does have full fibre infrastructure, however, the property currently has free rural broadband connection.

### Council Tax Band E





Road Map



Hybrid Map



Terrain Map



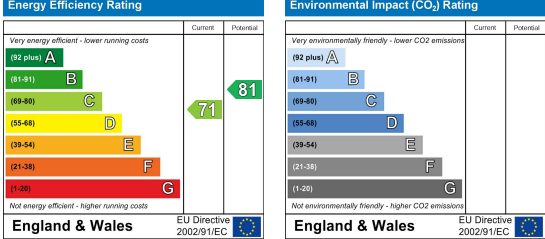
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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