





£500,000

Standing on a generous sized plot of approximately a third of an acre this extended four bedroom detached family home is offered to the market with many benefits including two reception rooms, kitchen/breakfast room, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, large garden back on to the River Ouse and driveway parking for several vehicles.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, doors to lounge and dining room, radiator, original tiled floor.

CLOAKROOM

UPVC double glazed window to side aspect. Low level WC with push button flush.

LOUNGE

UPVC double glazed window to side, UPVC double glazed door. Radiator, door to kitchen, built-in cupboard, log burner.

DINING ROOM

UPVC double glazed window to front aspect. Radiator, feature fireplace.

KITCHEN

UPVC double glazed window and door to side. Fitted with a range of base and eye level units with square edge work surface over, single drainer sink unit with mixer tap over, plumbing for washing machine, oven and hob with extractor hood, plumbing for dishwasher, built-in fridge freezer, wall-mounted boiler, door to cloakroom, radiator.

LANDING (First Floor)

Doors to bedrooms and bathroom, stairs rising to second floor.

BEDROOM ONE

UPVC double glazed window to rear aspect. Radiator, built-in cupboard with rail and shelving, door to en-suite.

EN-SUITE

UPVC double glazed frosted window to rear aspect. Fully tiled shower cubicle, wall-mounted wash hand basin, low level WC, extractor fan, heated towel rail, part tiled walls.

BEDROOM TWO

UPVC double glazed window to rear aspect. Radiator, feature fireplace.

BEDROOM THREE

UPVC double glazed window to front aspect. Radiator, feature fireplace.

BEDROOM FOUR

UPVC double glazed window to rear aspect. Radiator.

BATHROOM

UPVC double glazed frosted window. Panelled bath with mixer tap and shower attachment, low level WC with push button flush, pedestal wash hand basin, part tiled walls, heated towel rail, extractor fan, built-in cupboard.

OUTSIDE

PARKING

Driveway parking for several cars.

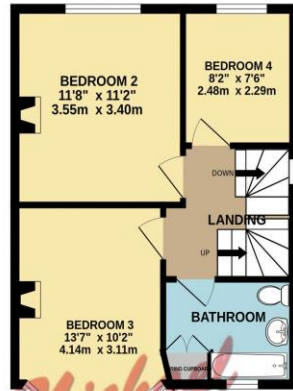
REAR GARDEN

Laid to lawn with summer house, shed to remain, flower/shrub borders, outside light, gated side access, outside tap, garden approx 400ft backing on to River Ouse.

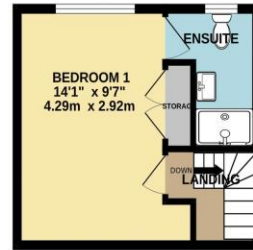
GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.

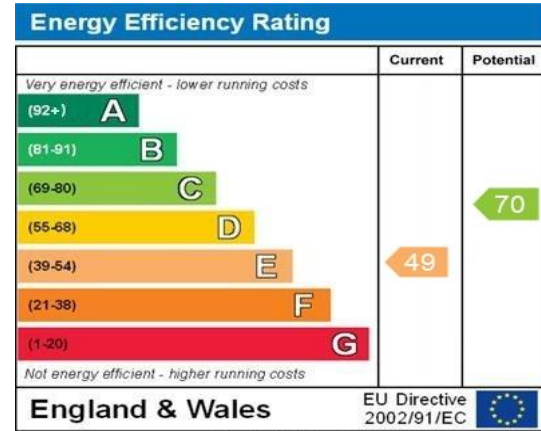


2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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