



WILLOW GREEN

ESTATE AGENTS



**Algarth Wetherby Road
Rufforth, YO23 3QF**

Guide price £499,000

Located at the edge of the picturesque village of Rufforth, this spacious four-bedroom dormer bungalow offers versatile living space, countryside views, and a peaceful lifestyle just minutes from the city of York.

Set back from the road with ample driveway parking, the property welcomes you with a bright entrance hallway leading into a generous living room – the perfect space to relax and unwind. At the heart of the home is a beautifully appointed, oversized dining kitchen, ideal for family life or entertaining, with French doors opening out to a private patio and garden that enjoys stunning views of open countryside.

The ground floor also features two well-proportioned double bedrooms and a stylish family bathroom, providing flexible options for guests, home working, or single-level living. Upstairs, you'll find two further spacious bedrooms, each benefiting from modern en-suite shower rooms and excellent under-eaves storage.

Externally, the property continues to impress with a detached garage featuring an electric door, and a low-maintenance rear garden that's perfect for enjoying summer evenings.

With its combination of space, style, and location, this superb home offers a rare opportunity to enjoy village life with easy access to York and surrounding areas.

LOCATION

Situated just four miles west of York, Rufforth is a charming North Yorkshire village that offers the perfect blend of rural tranquility and city convenience. Part of the civil parish of Rufforth with Knapton, the village is steeped in history and boasts a strong sense of community. Local amenities include a primary school, village tearoom, shop, and a range of recreational facilities including tennis, football, and cricket clubs. With regular bus services and excellent road links via the A59 and A64, Rufforth provides easy access to York and beyond, making it an ideal location for families, professionals, and those seeking a peaceful village lifestyle within easy reach of the city.

ENTRANCE HALLWAY

5'10" x 10'2" (1.78 x 3.12)

LIVING ROOM

18'9" x 10'4" (5.73 x 3.15)



HALLWAY

15'2" x 2'8" (4.63 x 0.83)



BEDROOM 3

13'1" x 10'3" (4.01 x 3.13)



BEDROOM 4

9'9" x 9'8" (2.99 x 2.96)

KITCHEN

12'7" x 23'8" (3.86 x 7.22)



BATHROOM

7'4" x 5'10" (2.24 x 1.79)



STORAGE

7'4" x 2'7" (2.25 x 0.8)

BEDROOM 1

18'11" x 8'4" (5.79 x 2.55)



EN SUITE 1

7'4" x 5'11" (2.26 x 1.82)



LANDING
6'2" x 3'1" (1.89 x 0.94)



BEDROOM 2
9'9" x 14'6" (2.98 x 4.43)

ENSUITE 2
8'9" x 4'6" (2.68 x 1.38)

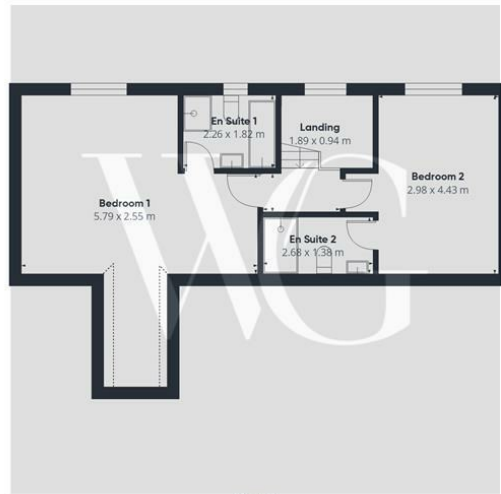


EPC RATING D
COUNCIL TAX BAND E
City of York Council





Floor 1



Floor 2

Approximate total area⁽¹⁾

139 m²

Reduced headroom

2.8 m²

(1) Excluding balconies and terraces

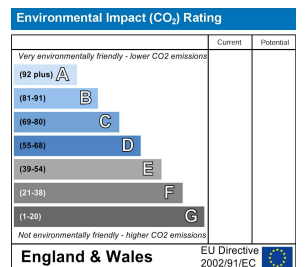
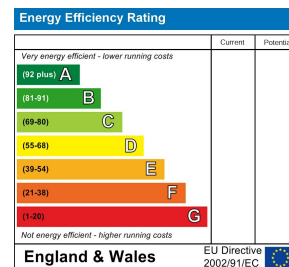
Reduced headroom

Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398