



Edgefield
Upper Dunsforth York, YO26 9RU

£1,600 Per month

Well Proportioned 4 Bed Detached House set in the picturesque village of Upper Dunsforth
Sitting room, Dining Room, breakfast Kitchen
Ample off street parking and integral garage
Unfurnished , to include white goods
Stunning rear garden with countryside views
Available now
EPC D COUNCIL TAX BAND F

Edgefield , Upper Dunsforth York, YO26 9RU

Description

A well proportioned and generous four bedroom detached house set in the picturesque village of Upper Dunsforth, having beautiful gardens. The property benefits from oil central heating and extensive double glazing and briefly comprises: Entrance porch, hall, cloakroom/WC, lounge, dining room, kitchen, four bedrooms, W/C, bathroom and integral garage. VIEWING HIGHLY RECOMMENDED

Accommodation comprising

Hall

12' 9" x 6' 8" (3.89m x 2.03m) Stairs to first floor, double radiator, built in storage cupboard with shelves and door to the garage.

Cloakroom/WC

6' 0" x 3' 6" (1.83m x 1.07m) Low level W/C, wall mounted sink, laminate flooring, radiator and window to the front of the property.

Lounge

16' 10" x 13' 10" (5.13m x 4.22m) Sliding patio doors to the beautiful rear garden, window to the side aspect and double radiator.

Dining Room

12' 6" x 11' 10" (3.81m x 3.61m) Window to the rear aspect, double radiator.

Kitchen

14' 10" x 8' 5" (max) (4.52m x 2.57m (max)) Overlooking the front of the property with a range of modern wall and base units, integrated hob and double oven with extractor hood over, washer and fridge, freezer stainless steel sink unit , double radiator.

First Floor

First Floor Landing

Spacious landing with window to the front of the property, airing cupboard, cupboard with shelves and radiator.

Master Bedroom

14' 9" (max) x 13' 11" (max) (4.5m (max) x 4.24m (max)) Window to rear aspect, double radiator.

Bedroom Two

12' 6" x 10' 2" (3.81m x 3.1m) Window to rear aspect, double radiator.

Bedroom Three

10' 9" x 9' 9" (3.28m x 2.97m) Window to front aspect, double radiator.

Bedroom Four

12' 6" x 6' 10" (3.81m x 2.08m) Window to front aspect and radiator.

Bathroom

6' 1" (max) x 5' 7" (1.85m (max) x 1.7m) Pedestal hand wash basin, bath with overhead shower, radiator and window to side aspect.

Garage

Having up and over door, window to the side aspect and door into the hall.

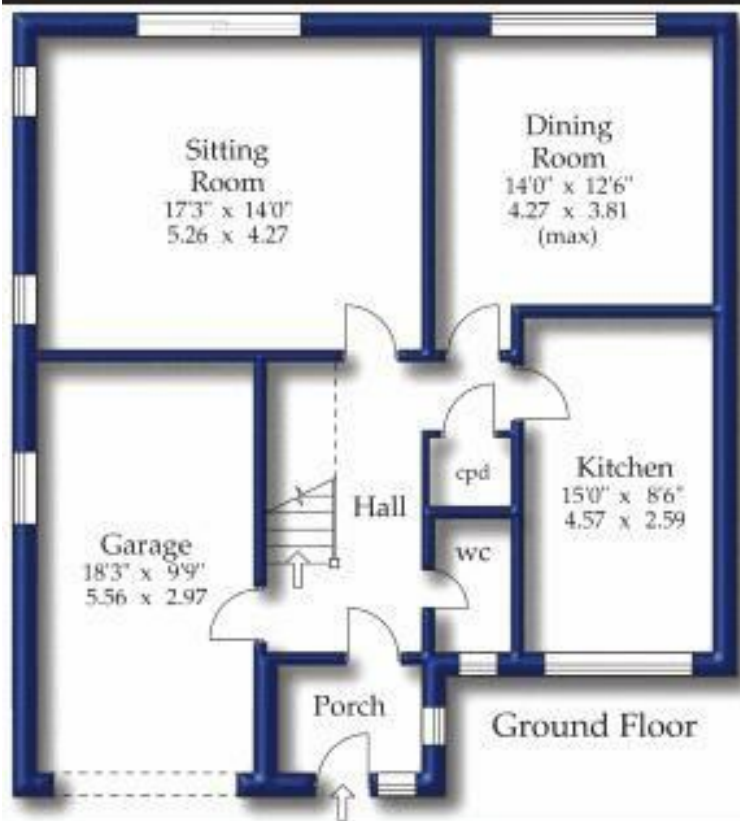
External

To the front of the property is an open plan garden with drive leading to the integral garage. A real feature of the property is the beautiful rear garden which is well maintained and benefits from a patio. Having a lawn and mature boundaries with shrubs and flowers.

Location

Upper Dunsforth is a peaceful and historic village situated to the north-eastern side of Harrogate within easy access to the A1 and Leeds to York train line. Considered ideal for the commuter, there are good local amenities in nearby towns, excellent nearby primary schools, within the catchment area for excellent secondary schools, further secondary school at Queen Ethelburga's and the cities of Leeds and York are within easy commuting distance.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			75
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	