

ROB LETTS

Bamford House, The Green,

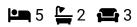
Guide Price £800,000















RL0918 - Built in 2004 by the highly regarded York based builder Daniel Gath Homes, this home sits in a commanding position overlooking the green with the mediaeval church beyond.

The house is extremely spacious and welcoming with the accommodation briefly comprising a large entrance hallway with engineered oak flooring, lounge with log burning stove, dining /family room, kitchen / diner, utility room and ground floor w.c.

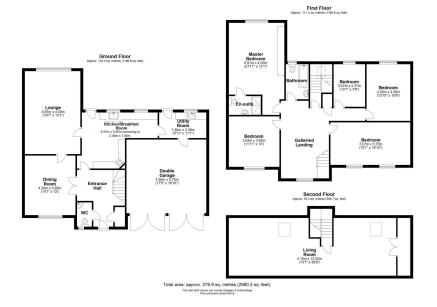
To the first floor the impressive galleried landing has picturesque views over the green and church and gives access to the FIVE first floor bedrooms, bathroom and staircase which leads to the 2nd floor. The master suite comes complete with an en-suite shower room, ensuring a private and comfortable space.

The second floor is approx. 40' in length and is currently used as an additional living space and study area but could easily be converted in to a guest suite with en-suite facilities (subject to normal building regulations). There is plenty of eaves storage plus additional loft storage.

Externally to the front the property has a driveway which provides off street parking and gives access to the DOUBLE integral garage. To the rear, the enclosed garden is well maintained and is laid predominately to lawn with planted borders. There is a large patio area and greenhouse.







• RL0918

· Link Detached House

FIVE Bedrooms

 Lounge & Separate Dining Room / Family Room

Kitchen Diner

- · En-Suite Shower Room
- Utility Room & Ground Floor
 Double Garage & Off Street W.C.
 - **Parking**
- · Catchment for Fulford secondary school (rated 'Outstanding' by Ofsted 2023)
- · Lovely Private Garden



