



ROB LETTS

exp<sup>uk</sup>



# Bamford House, The Green,

Guide Price £800,000

5 2 3





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.





Total area: approx. 276.9 sq. metres (2980.3 sq. feet)  
The total built space can include Garages & Outbuildings.  
Plan produced using PlanSpace.

- RL0918
- Link Detached House
- FIVE Bedrooms
- Lounge & Separate Dining Room / Family Room
- Kitchen Diner
- En-Suite Shower Room
- Utility Room & Ground Floor W.C.
- Double Garage & Off Street Parking
- Catchment for Fulford secondary school (rated 'Outstanding' by Ofsted 2023)
- Lovely Private Garden



English | Cymraeg

### Energy performance certificate (EPC)

Standard form EPC number YCPG YEPG	Energy rating <b>C</b>	Valid until 1 July 2028
Property type Semi-detached house		
Total floor area 297 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to C.

You can meet obligations for landlords on the registration and certification of the property at <https://www.gov.uk/guidance/landlords-owners-and-tenants-energy-efficiency-standards-landlords>.

**Energy rating and score**

The property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

https://www.energy-certificates.service.gov.uk/energy-certificates/620-200-200-200-6-200

02077024\_16.04  
Page 1 of 6

ROB LETTS



07538 298 866



robletts.exp.uk.com



rob.letts@exp.uk.com