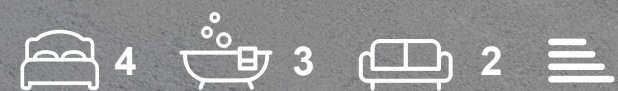




Garth View Murton Garth Murton
York, YO19 5UL

Guide Price £550,000



A beautiful brand new detached home with four double bedrooms, bi-fold doors opening onto private landscaped gardens. Set in a quiet village with really easy access to the A64, within the Fulford School catchment and close to all the amenities the fabulous city of York has to offer this property is the ideal family home. In detail, the property comprises Storm Porch, Reception Hall, Lounge, Fitted Living Kitchen Diner, Separate Utility, from the First Floor Landing is the first Bedroom with En Suite Shower Room/WC, Guest Bedroom with En Suite Shower Room/WC, Two Further Double Bedrooms, Family Bathroom/WC. There is plenty of parking at the front and an integral garage. Vendor happy to consider part exchange.

Mileages: York - 4 miles, Leeds - 30 miles, A1 - 20 miles (Distances Approximate).

Porch

Storm Porch with composite coloured panelled and double glazed entrance door with matching glazed side screen opens to;

Hallway

Cloakroom/WC

Low suite WC and wash hand basin

Living/Dining Kitchen

31'2" x 16'7" (9.50m x 5.08m)

Open Plan KITCHEN LIVING DINER, fitted with a range of ultra-modern fittings complemented by quartz preparatory work surfaces and matching upstands, electric hob with quartz splashback and extractor over flanked by matching wall cupboards. Inset sink with etched drainer grooves to the quartz surface, swan mixer tap, adjoining integrated dishwasher, integrated fridge/freezer, double oven with cupboards above and below. DINING AREA, stunning uPVC bifold doors open onto a paved patio and enclosed gardens. LIVING ROOM area to the side

Lounge

16'0" x 13'1" (4.88m x 3.99m)

uPVC double glazed windows to the front elevation

Utility Room

10'9" x 5'1" (3.28m x 1.57m)

Wall and base units, quartz tops and upstands matching the kitchen, integrated washing machine and uPVC glazed door to the side

Bedroom 1

16'4" x 13'10" (4.98m x 4.22m)

Front outlook with EN SUITE SHOWER ROOM





En-Suite

Half tiled walls, fully tiled mains fed shower, wash hand basin, low suite WC, vertical chrome heated towel radiator

Bedroom 2

13'10" x 10'11" (4.22m x 3.35m)

GUEST BEDROOM with front outlook with EN SUITE SHOWER ROOM

En-Suite

EN SUITE SHOWER ROOM with half tiled walls, fully tiled shower, wash hand basin, low level WC, vertical chrome heated towel radiator

Bedroom 3

12'11" x 10'0" (3.96m x 3.05m)

Rear outlook

Bedroom 4

10'11" x 9'8" (3.35m x 2.97)

Rear outlook

Bathroom

Part tiled walls, white suite, panelled bath with full height tiling over, wash hand basin, low level WC, heated towel radiator

Outside

Front garden with path leading to the entrance door, wide Bricksett driveway providing off-road parking, in turn leading to;

Garage

17'7" x 10'9" (5.38m x 3.28m)

Integral Garage with roller shutter door, lighting and power

Location

Murton, a charming small village situated on the outskirts of York, boasts excellent connectivity with neighbouring areas. It benefits from easy access to key roads like the A64 and A166, providing convenient routes to the coast and direct links to Leeds. Additionally, residents and visitors can rely on a direct bus service from Pocklington to York, enhancing transportation options in and out of the village. The village is known for being the location of the Yorkshire Museum of Farming, offering a unique insight into the region's agricultural heritage.

Services

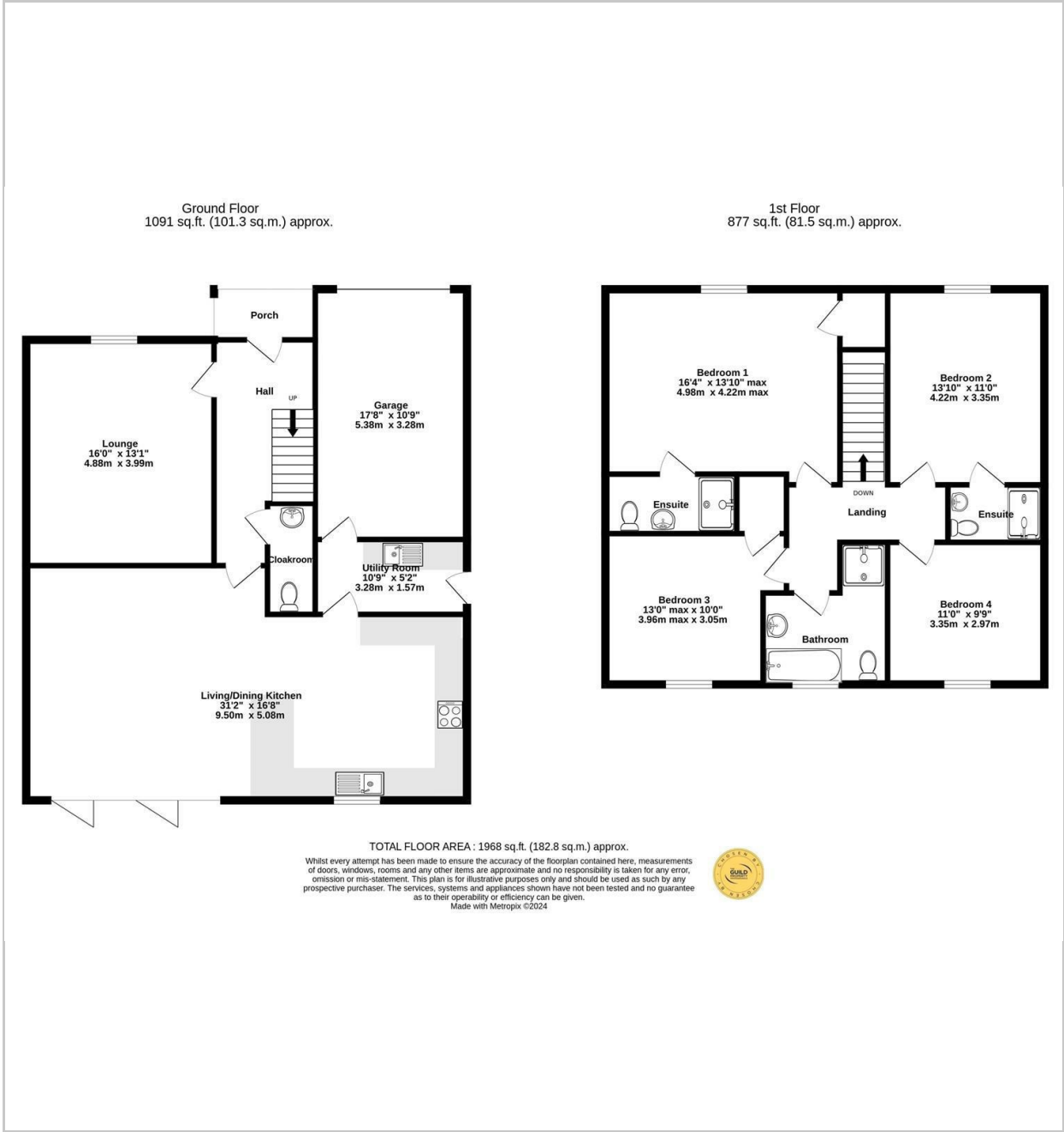
Mains Water, Electricity, Drainage with Air Source Heat Pump

Agents Note

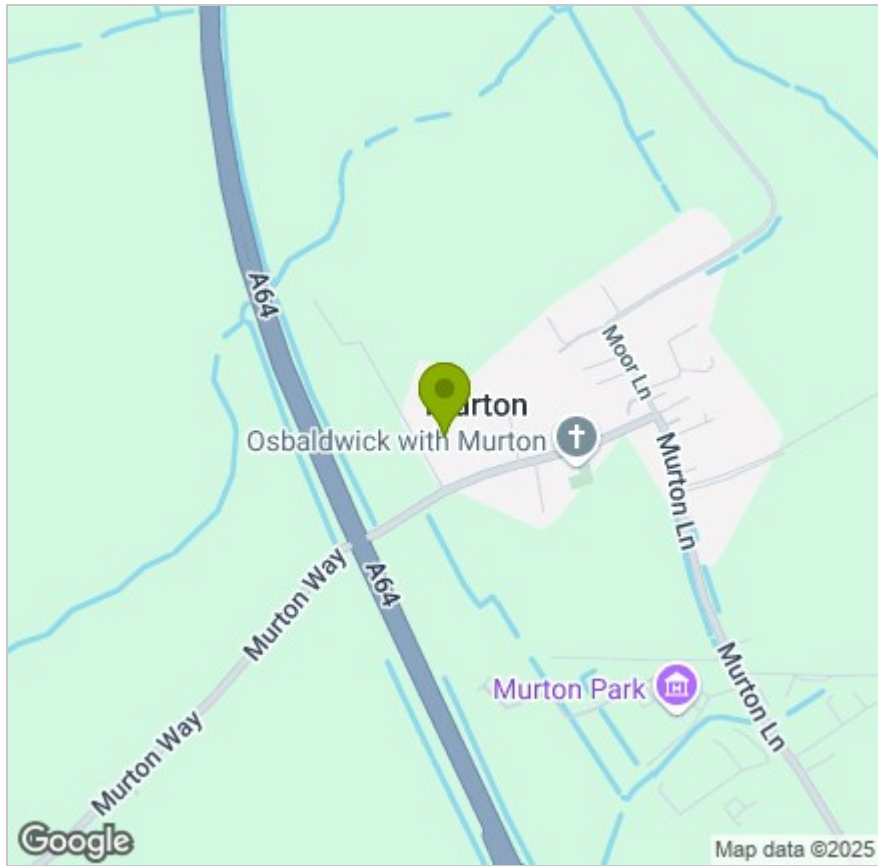
Some of the internal photographs have been digitally furnished.



FLOOR PLAN



LOCATION



EPC

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