



Braeside Back Lane Newton-On-Ouse

York, YO30 2DF

£475,000



UNEXPECTEDLY RE OFFERED TO THE MARKET - AN INDIVIDUALLY DESIGNED AND RECENTLY REMODELLED DETACHED 3 DOUBLE BEDROOMED BUNGALOW, WHICH HAS BEEN THE SUBJECT OF SOME SYMPATHETIC IMPROVEMENTS OFFERING SPACIOUS AND WELL PROPORTIONED ROOMS WITH PLANNING PERMISSION TO DEVELOP INTO THE ROOF VOID HAS BEEN GRANTED, SET WITHIN ATTRACTIVE MATURE GARDENS WITH A DETACHED BRICK BUILT ANNEXE, WITHIN THIS HIGHLY POPULAR AND HISTORIC VILLAGE.

Mileages: York - 8 miles, Easingwold - 7 miles (Distances Approximate).

With UPVC triple glazing, gas central heating, Feb 2025 rewire of all circuits and the install and replacement of a new consumer unit.

Reception Hall, Sitting Room, Family Room/Dining Room, Breakfast Kitchen, 3 Double Bedrooms, 4 Piece Family Bathroom.

Attached Garage, Detached Annexe suitable as a self contained Living Area, Home Office or Games Room, Good Sized Front and Rear Gardens.

Enjoying a delightful position in a highly popular village with ease of access to the A19 (via Aldwark Toll Bridge), Braeside is an individually built detached bungalow, revealing spacious accommodation and with the added benefit of a 450 sq ft Annexe suitable as a Home Office/ Games Room, and set within established gardens offering privacy at the rear.

An internal viewing is essential to fully appreciate.

From a COVERED PORCH a PVC glazed entrance door with matching side slits opens to a spacious L-SHAPED RECEPTION HALL, with an inner door opening to;

A delightful SITTING ROOM with eye catching Bamboo Flooring extending to over 20FT with feature wood burning stove and French Doors opening to the rear garden.

BREAKFAST KITCHEN fitted with a range of white fronted cupboard and drawer wall and floor units, complemented by curved edge preparatory work surfaces, inset 4 ring hob with Vent Axia extractor over, 1 ½ bowl stainless steel sink unit with side drainer and mixer tap, beneath windows overlooking the rear lawned gardens and towards the Home Office/Games room, separate double oven with cupboards above and below, space for an upright fridge/freezer, wall mounted gas boiler, space and plumbing for a washing machine and dishwasher and side panelled and glazed access door.

The PRINCIPAL BEDROOM has fitted wardrobes, triple glazed window overlooking the landscaped lawned gardens.

BEDROOM 2 has fitted wardrobes and enjoys a dual aspect overlooking the established gardens.

BEDROOM 3 with dual aspect to the front and side.

Recently refitted 4 piece FAMILY BATHROOM comprising a white suite with a walk-in shower cubicle, bath, wash hand basin and WC.

Outside, Braeside enjoys a delightful secluded position from Back Lane, within walking distance of the village amenities, as well as walks through the grounds of Beningbrough Hall and beside the river.





At the front is a mature garden with established lawns, herbaceous borders, rockery and patio areas in front of the bungalow.

A gravelled driveway provides off road parking and in turn accesses the ATTACHED GARAGE (23'9 x 9'4) with light and power.

A path leads around the side of the bungalow to the private south/west facing rear garden with shaped lawns, mature borders stocked with a variety of shrubs, flower plants, flowering laurel, and a paved patio area.

DETACHED BRICK BUILT ANNEXE extending to 450 sq ft and suitable for separate Living accommodation or as a Home Office or Games/Playroom (25'3 x 18'3) having a dual aspect, patio doors and CLOAKROOM/WC.

LOCATION - Newton on Ouse is a pretty village dating from Saxon times, which stands on the eastern banks of the River Ouse adjacent to the estate of Beningbrough Hall, located approximately eight miles to the north west of York. Local amenities include a village hall, two public houses and a Church of England church. The nearest local shops are in Linton-on-Ouse and in the market town of Easingwold, which offers a wide range of shopping, primary and secondary schooling and leisure facilities. Further amenities are available at Clifton Moor and York.

POSTCODE - YO30 2DF.

COUNCIL TAX BAND - E

TENURE - Freehold.

SERVICES - Mains water, electricity and drainage, with gas fired central heating.

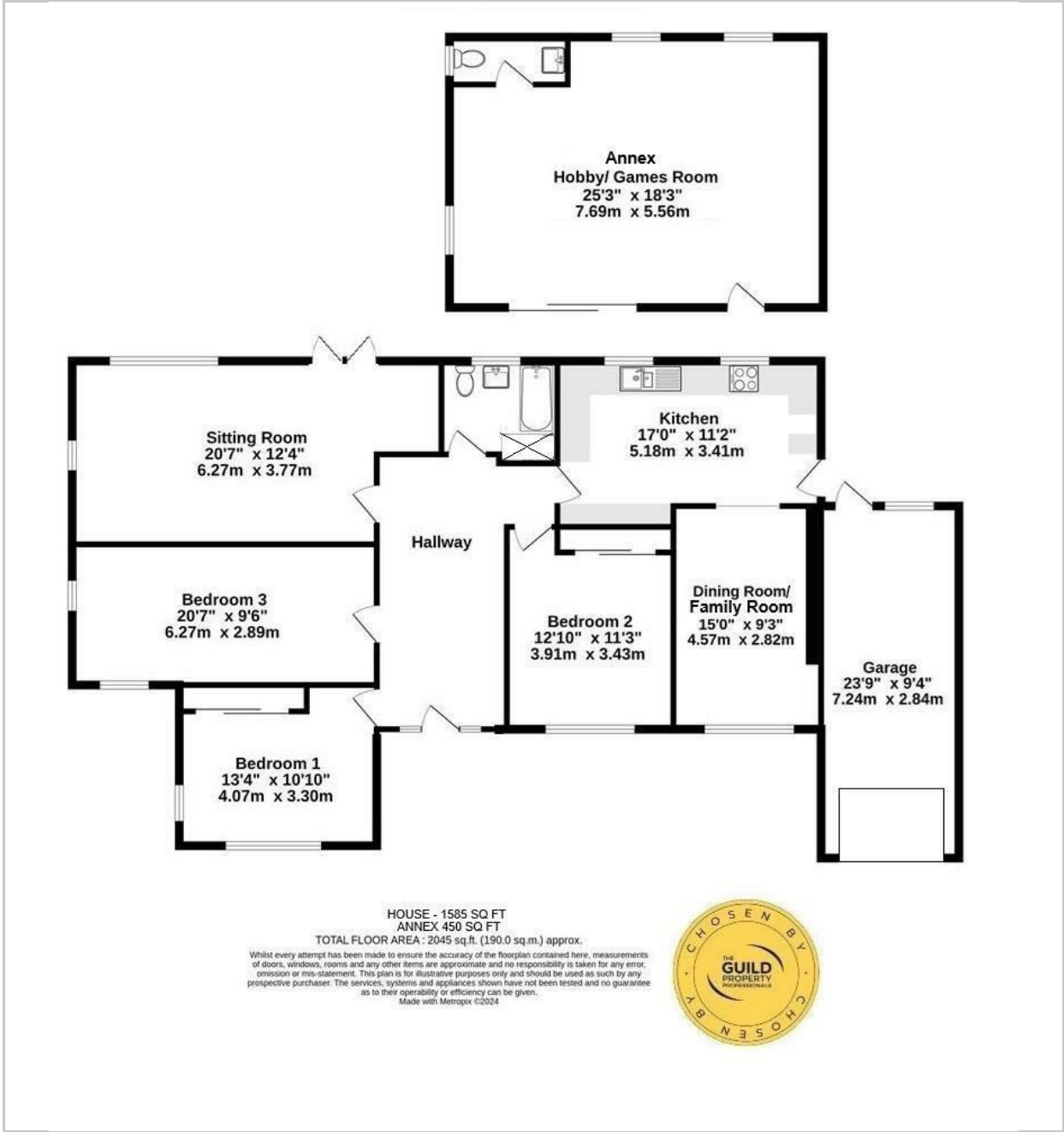
AGENTS NOTE - Application No. 22/01661/FUL - Planning Permission has been granted for the conversion of the loft to habitable space including raising of the ridge height, installation of roof lights, front facing gable and dormer windows; demolition of garage and erection of side extension; application of external insulation with brick facing slips. Plans and details available on request from our Easingwold Office.

DIRECTIONS - From our central Easingwold office proceed south on the A19, and take the second right turning signposted Tollerton. On entering the village of Tollerton, turn left, continue onto Newton Road and continue out into open countryside. Turn right signposted Newton on Ouse and continue into the village. At the junction, turn right and take the first left turning onto Back Lane, whereupon Braeside is positioned on the right hand side, identified by the Churchills 'For Sale' board.

VIEWING - Strictly by prior appointment through the selling agents, Churchills of Easingwold Tel: 01347 822800 Email: easingwold@churchillsyork.com



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
England & Wales		EU Directive 2002/91/EC

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