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WENSLEYDALE • BILBROUGH



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PRS Property Redress Scheme



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WENSLEYDALE

Village Farm, Back Lane, Bilbrough
YO23 3PH

*York City Centre 6 miles • Leeds 18 miles
Harrogate 22 miles*

Beautifully appointed new four bedroom house on a boutique development in the popular village of Bilbrough.

Entrance/staircase hall • living room •
kitchen/dining/sun room • utility room •
cloakroom/wc

Principal bedroom suite with bathroom and
dressing room • 3 further bedrooms • house
bathroom

Double garage • parking for 2 cars

For Sale Freehold

This handsome semi-detached house is part of a boutique development of seven homes. It offers modern day country living in the heart of a quintessential North Yorkshire village with easy access to the cities of York and Leeds.

- Semi-detached village house
- New-build house of just under 2000 sq ft
- Two reception rooms, four bedrooms, two bathrooms
- Beautifully appointed throughout
- Landscaped gardens
- Garage and off street parking
- Rural village location six miles from York
- Easy access to York, Leeds and Harrogate

Situated in the heart of the highly sought after village of Bilbrough, Wensleydale is a new-

build home offering luxurious and versatile accommodation. Wensleydale is part of a boutique development and is designed and built to the very highest standard using quality materials combining modern luxury with the proportions and substance of a traditional period house. At the heart of the home is an open plan kitchen/dining/sun room complete with full-height windows and bi-fold doors that together fill the room with natural light and create a welcoming sense of space as well as a strong link to the garden. The bespoke kitchen includes silestone worktops (or similar) with bevelled edges, a Franke stainless steel sink with a 3-in-1 boiling water tap, an induction hob, a wine cooler and integrated appliances - fridge freezer, dishwasher, combination oven/microwave and Neff hide-

and-slide pyroclean oven. The units in the utility/laundry room compliment the kitchen and include a stainless steel sink, mixer tap and space for a washing machine and drier. The staircase and bedrooms on the first floor are all carpeted. The principal bedroom suite has a dressing area and bathroom. There are three further bedrooms, two of which are double, and the bathrooms are contemporary in style with white sanitary ware and mains pressurised showers.

Outside

There is an integral double garage with parking for two cars in front. A small landscaped garden to the front of the house with a landscaped garden to the rear.

Environs

Wensleydale lies in the heart of this leafy village within a short stroll of many amenities including a much loved country pub and a village hall which hosts a variety of classes and village events. Countryside walks and cycle routes can be enjoyed from the house and multiple towns and cities can be reached easily by car. Bilbrough is a highly desirable village located just outside the York city boundary, off the A64 heading west towards Leeds. It offers excellent transport links to neighbouring cities and towns with easy access to the A64, A1M and motorway network beyond.



Tenure: Freehold

EPC Rating: B

Council Tax Band: E

Services & Systems: All mains services. Gas central heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Money Laundering Regulations:

Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

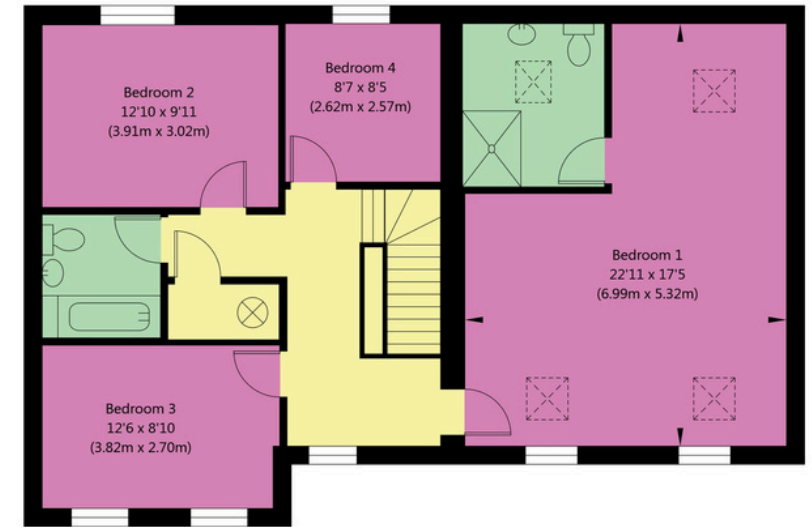
Local Authority: North Yorkshire Council www.northyorks.gov.uk

Directions: As you head into Bilbrough from the A64 on Redhill Field Lane, turn left on to Back Lane. Continue on back lane, go past the Three Hares Inn car park on your left, the development is the next left.

Wensleydale, Back Lane, Bilbrough, York, YO23 3PL



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 931 SQ FT / 86.52 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 968 SQ FT / 89.9 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1899 SQ FT / 176.42 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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