

# HUNTERS®

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**Bradley House Bradley Lane, Rufforth, York, YO23 3QJ**

**£725,000**

Property Images



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## Property Images



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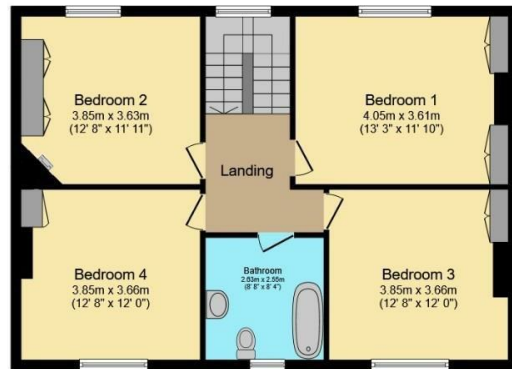
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## Property Images





**Ground Floor**



**First Floor**

Total floor area 168.2 sq.m. (1,811 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

A substantial, character-filled, 1850's detached home in the highly sought after village of Rufforth, approximately two miles West of York. Upon entering the property you have a spacious entrance hall with stairs leading to the first floor. To the front of the property you have two reception rooms, each with feature open fireplaces and large windows allowing in plenty of light. To the rear you have the fitted kitchen with a range of base and wall units as well as space and plumbing for free standing appliances, there is also room for a table and chairs. Also to the rear of the property you have a further reception room, currently used as a dining room with built in storage and an attractive original cast iron Yorkshire range. The ground floor is completed by the utility room with sink, plumbing for washing machine and a further small original cast iron range. Beyond this is the downstairs shower room with sink, W.C and walk in shower cubicle.

To the first floor you have four double bedrooms, all with original cast iron fireplaces. There is also a large family bathroom with sink, W.C and bath. Externally the property has a front garden with driveway for two cars and car port for a third car. To the rear you have a secluded, south-facing, mature garden, largely laid to lawn with patio seating area, timber sheds and brick built storage. Viewing of this property is highly recommended to truly appreciate all it has to offer!

## Features

- CHARACTER HOME • WELL MAINTAINED • SOUGHT AFTER VILLAGE LOCATION • 1850'S FARMHOUSE • BATHROOM AND SEPARATE SHOWER ROOM • THREE RECEPTION ROOMS