



Garmancarr Lane, Wistow, YO8 3UW

NO ONWARD CHAIN | SPACIOUS DETACHED FAMILY HOME | OPEN PLAN KITCHEN/DINER/LIVING SPACE | LOUNGE WITH INGLENOOK FIREPLACE

ATTRACTIVE GARDEN ROOM | FOUR DOUBLE BEDROOMS ALL ENSUITE | WELL PRESENTED THROUGHOUT | GARDENS & AMPLE PARKING

Asking Price: £425,000

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Garman carr Lane

Wistow, Selby, YO8 3UW

Occupying an enviable position within the heart of this highly sought-after village, is this substantial four-bedroom, four-bathroom property boasting over 2700SQFT of living space. The property is offered with no onward chain and is presented to a high standard of appointment throughout. The accommodation briefly comprises; reception hallway, lounge centring around an inglenook fireplace with double doors leading out to the side courtyard. Kitchen/diner living space, again with inglenook fireplace and a range of modern fitted units and integrated appliances, garden room with double doors providing access to the walled courtyard and rear garden. Utility room with recently fitted oil fired boiler, dining room, study, downstairs cloakroom/W/C.

To the first floor are four double bedrooms all en-suite, the master bedroom also has a walk-in wardrobe.

Outside are gardens to four sides, there is a side walled courtyard garden that is accessed via both the lounge and garden room.

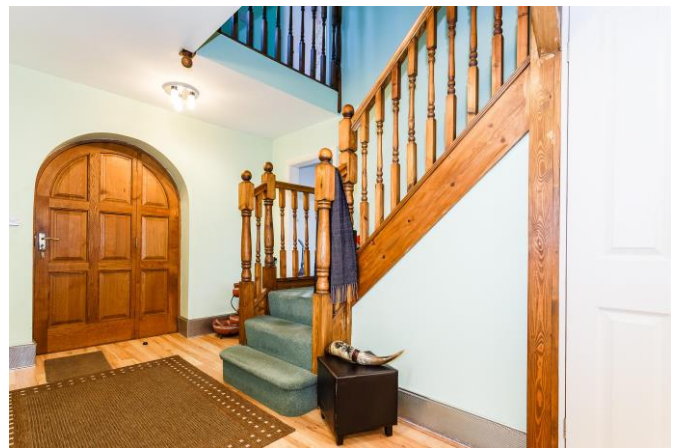
A block paved garden to the front with driveway provides ample off-street parking and leads through to the double garage and a rear, enclosed low maintenance garden with summer house and hot tub.

The property also has the added benefit of solar panels, making this a very efficient home to run.



Tel:01904 621026

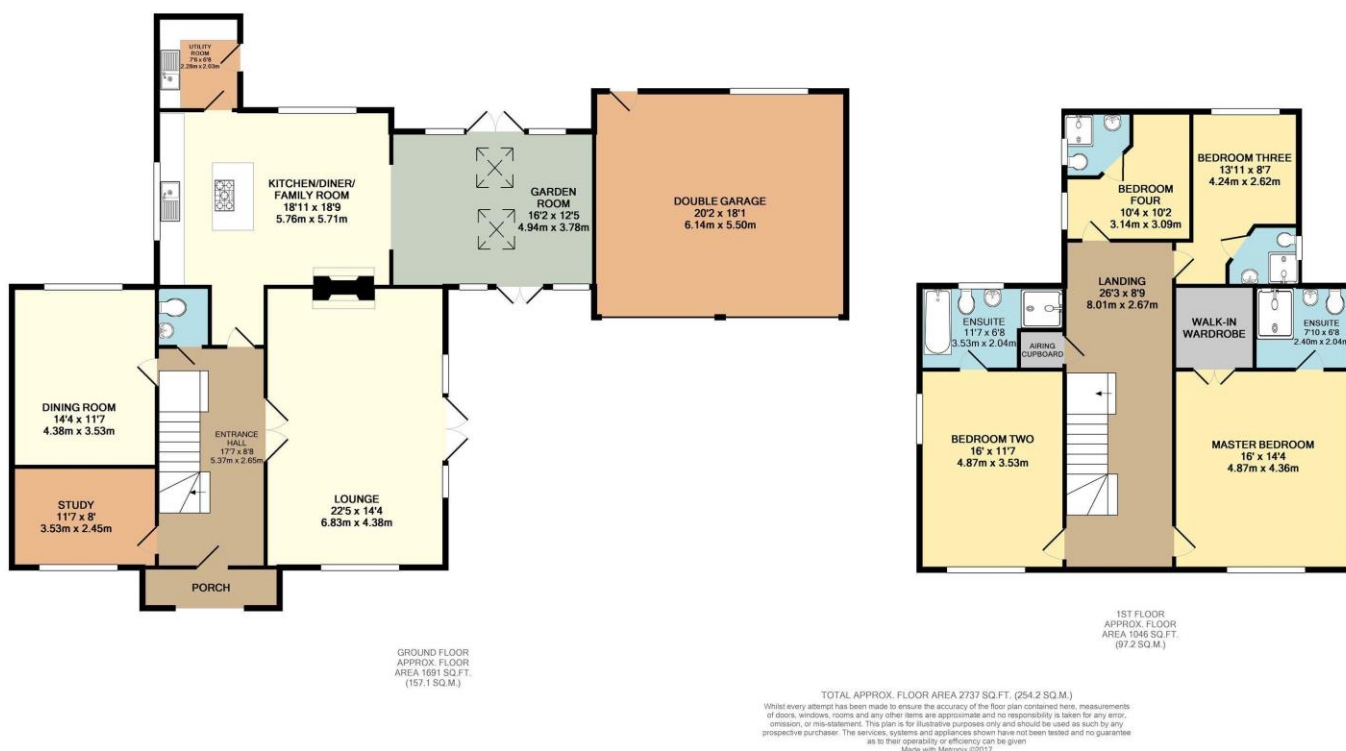
Email: york@hunters.com



VIEWING ARRANGEMENTS By appointment with Hunters:
Apollo House Eboracum Way, York, YO31 7RE

OPENING HOURS
Monday - Friday 9:00 - 17:30
Saturday: 09:00 - 15:30
Sunday: 11:00 - 14:00

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Best energy efficient - lower running costs	Current	Potential	Very low environmental impact - lower CO ₂ emissions	Current	Potential
A (94-100)			A (20-23)		
B (81-93)			B (24-27)		
C (69-80)			C (28-30)		
D (55-68)			D (31-34)		
E (45-54)			E (35-38)		
F (35-44)			F (39-42)		
G (21-34)			G (43-45)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters Apollo House Eboracum Way, York, YO31 7RE | 01904 621026
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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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