



Hopgrove Lane South, York, YO32 9TG

DETACHED FAMILY RESIDENCE | POPULAR SEMI RURAL LOCATION | EXTENDED | FOUR BEDROOMS |
BESPOKE OPEN PLAN KITCHEN DINER | 34FT TANDEM GARAGE | EXTENSIVE SOUTH FACING GARDENS |

Asking Price: £450,000

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Situated in this extremely popular location to the North East of the city is the beautifully presented and traditional bay fronted four bedroomed detached family residence. The property which has been skilfully and sympathetically extended and improved by the current owner to create an additional master bedroom, superb open plan bespoke kitchen/dining room and garden room which with the extensive rear garden has a southerly aspect. The property is well placed form all the amenities at the Vangarde Retail Park and has easy access to the York ring road and A64 giving further access to national road network.

The property which benefits from gas fired central heating and sealed unit double glazing has accommodation briefly comprising, entrance vestibule, entrance hall, lounge with attractive fire place with living flames coal effect gas fire double doors to garden room, open plan be-spoke kitchen dining room with under stairs storage cupboard, fitted base and wall units with a maple finish, integral electric oven, four ring induction hob and stainless steel extractor fan hood, integral dishwasher and fridge, cloaks WC with has plumbing for washing machine and space for dryer, garden room with central ceiling lantern French doors to rear garden & door to garage.

From the entrance hall stairs lead to galleried landing and inner hallway which leads to the master bedroom with dressing room which could be converted to en-suite bath/shower room, three further bedrooms and three-piece house bathroom with electric shower over bath.

Outside is a block paved driveway to front with parking for several cars which leads to 34ft tandem garage with electronic up and over door and workshop area. To the rear are extensive south facing gardens with flagged patio area two lawns, well stocked herbaceous borders and timber garden shed/green house with power supply.



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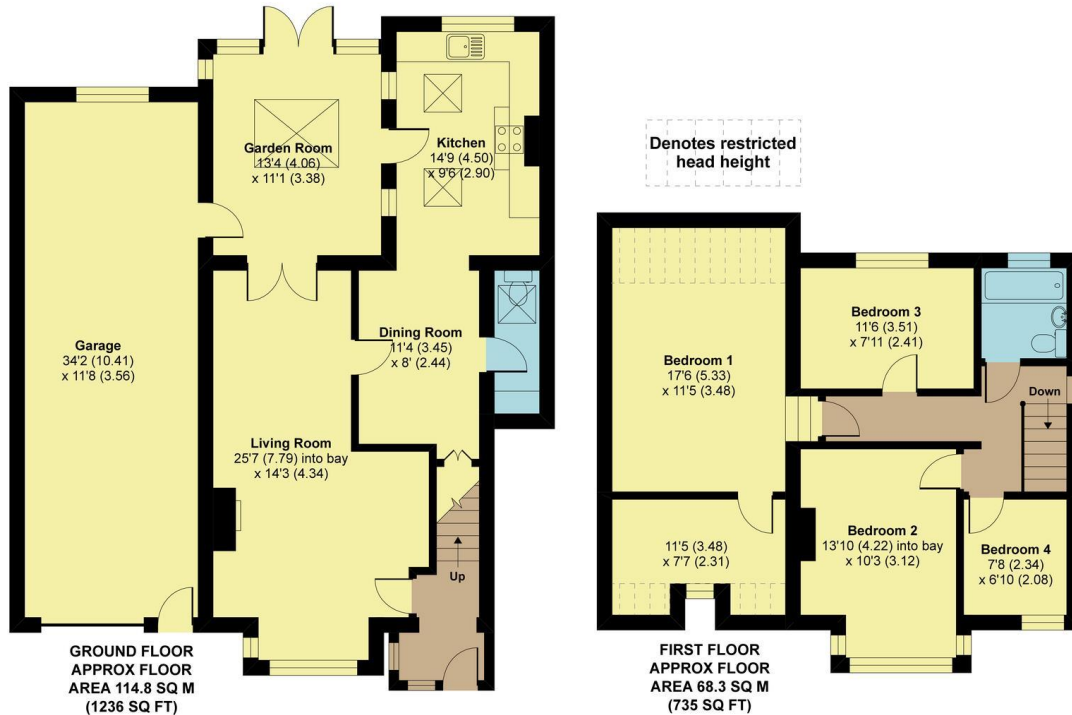
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Approximate Area = 1915 sq ft / 177.9 sq m (includes garage)

Limited Use Area(s) = 56 sq ft / 5.2 sq m

Total = 1971 sq ft / 183.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Hunters Property Group. REF: 680693

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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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