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Providence House Kilburn, York, YO61 4AG

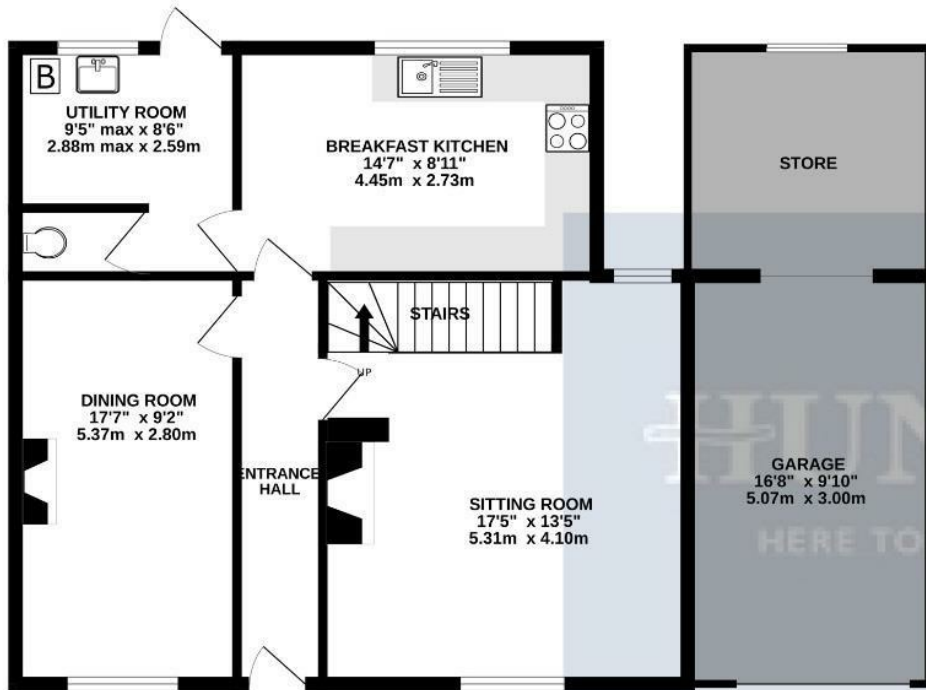
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Guide Price £575,000

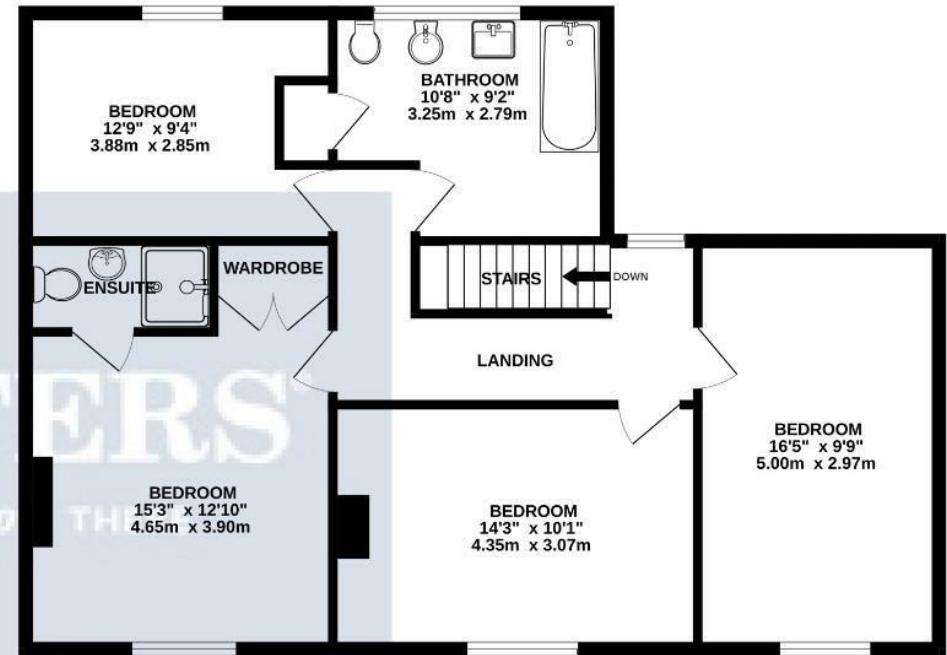
We are excited to bring this period four-bedroom detached property to the open market with NO ONWARD CHAIN. Set on the edge of the North Yorkshire Moors in the picturesque village of Kilburn this property offers flexible accommodation and bespoke Mouseman features. Briefly comprising an entrance hall, two reception rooms, a breakfast kitchen, a utility room and a cloakroom to the ground floor and four double bedrooms, an ensuite shower room and a house bathroom to the first floor. Viewings are a must to appreciate the location and accommodation on offer.

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GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- **No Onward Chain**
- **Bespoke Mouseman (Robert Thompson) Features**
- **Two Reception Rooms**
- **Sought After Location**
- **Front & Rear Gardens**
- **Driveway Parking with Garage**
- **Detached Period Property**
- **Ensuite Shower Room**
- **Council Tax Band: G EPC Rating: E**

Property Description

On entering the property through the front door, you are welcomed into an entrance hall where there are doors providing access to two reception rooms (a dining room & a sitting room) and the breakfast kitchen. The breakfast kitchen is situated to the rear of the property and is fitted with a range of wall and base units with worktops, integrated appliances (fridge freezer, ceramic hob and an electric oven and grill) and a stainless steel sink with a mixer tap, there is also a central heated radiator, a window to the rear elevation and a door providing access into the utility room and a separate toilet. The utility room, again located to the rear, has a ceramic Belfast sink, space and plumbing for appliances, the home's central heating boiler and a door and window to the rear providing access and views to the rear garden.

Both of the reception rooms have open fireplaces with the fireplace in the sitting room having a bespoke Robert Thompson oak surround. In addition to the open fire, the dining room has a central heated radiator and a window to the front elevation. The sitting room also has a central heated radiator and has windows to the front and rear elevations. The sitting room also has decorative oak panelling and a Mouseman staircase to the first-floor accommodation.

To the first floor, the landing offers access to four double bedrooms and a house bathroom. The landing also has a central heated radiator and a window to the rear elevation. The master bedroom benefits from having an ensuite shower room fitted with a step-in shower cubicle, a hand wash basin and a toilet. All of the bedrooms have central heated radiators and windows.

The house bathroom which is accessed from the landing is fitted with a white suite comprising a bath, pedestal hand wash basin, a bidet and a toilet. There is also a central heated radiator, a window to the rear elevation with views into the garden and there is also access to an airing cupboard.

The majority of the joinery work throughout the property including internal hand-made oak doors, oak panelling, stairs and balustrades have been crafted in the workshop of the renowned Robert Thompson.

Externally, to the front of the property, there is a lawned garden with borders and a driveway providing off-street parking which leads to the garage. The garage has an up-and-over door, power and lighting and access to a further store where the oil tank is situated. There is an external personnel door from the store to the rear garden.

To the rear of the property is an enclosed terraced garden which is mainly laid to lawn with the addition of paved paths and seating areas. There is also a stone-built garden store and a timber summer house. To the top of the garden, there is a field gate providing access to an access lane.

Additional Information

- Freehold
- Oil Central Heating
- Council Tax Band: G
- EPC Rating: E

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. 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.











