



HUNTERS[®]

HERE TO GET *you* THERE

Lavender Hill, High Street, Wombledon, York, YO62 7RR

HUNTERS[®]

HERE TO GET *you* THERE

Lavender Hill, High Street, Wombledon, York, YO62 7RR

Guide Price £575,000

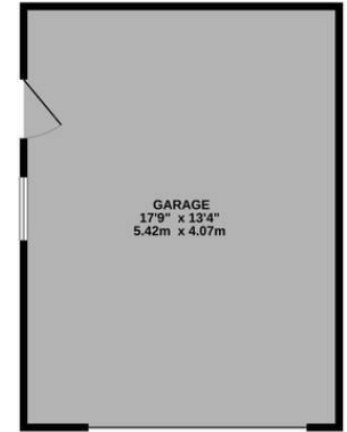
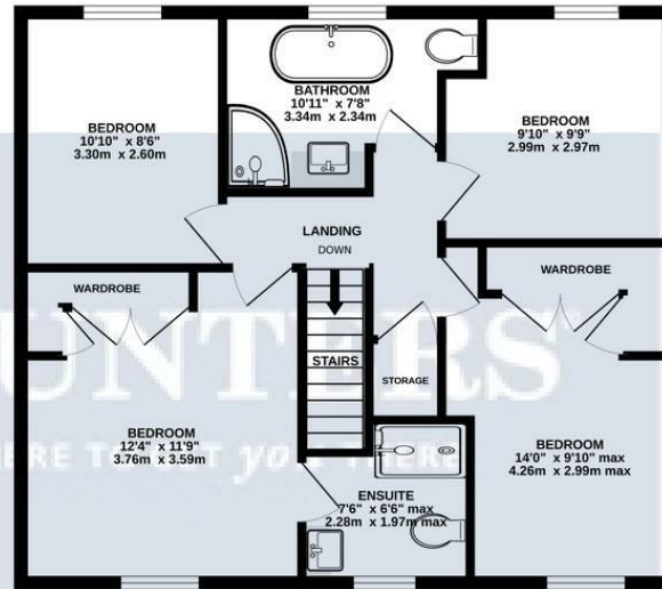
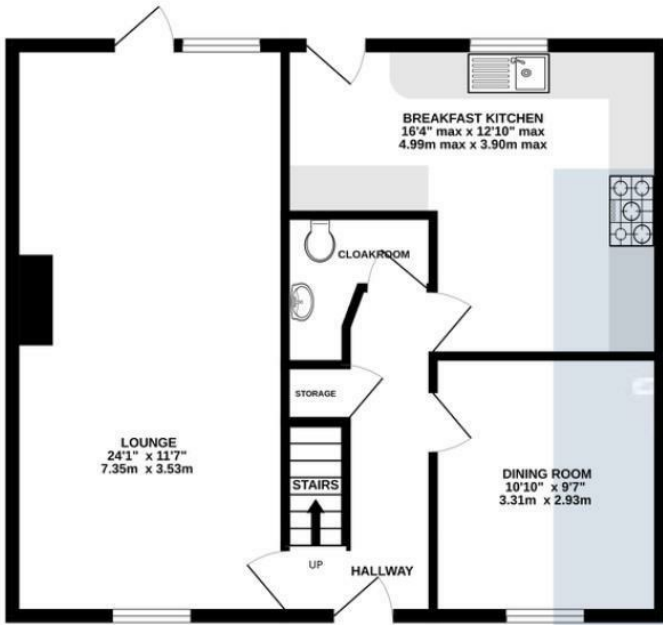
****360 TOUR**** Situated in the picturesque village of Wombledon this four bedroom detached family home is full of character and charm and is sure to appeal. Benefiting from mains gas and extensive double glazing it comprises: hallway, lounge, dining room, wc, breakfast kitchen and to the first floor is the master bedroom with en-suite shower room, three further bedrooms and a family bathroom. There are gardens front and rear and a driveway leading to a detached garage. EPC rating C and Council Tax Band E. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.

GARAGE
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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.

Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- **DETACHED HOUSE**
- **CHARACTER AND CHARM**
- **EPC RATING C**

- **FOUR BEDROOMS**
- **EN-SUITE FACILITIES**
- **COUNCIL TAX BAND E**

- **POPULAR VILLAGE LOCATION**
- **GARDENS FRONT AND REAR**

HALLWAY

Accessed via part glazed composite front door, stairs to first floor, radiator, understairs storage cupboard

LOUNGE

Feature fireplace with carved wood surround, tiled inlay and hearth and open fire, windows to front and rear aspects, radiators x 2, fully glazed door to rear garden

DINING ROOM

Window to front aspect, radiator

WC

Low flush wc, pedestal wash basin, extractor fan

BREAKFAST KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, rangemaster gas cooker, integrated fridge/freezer, integrated dishwasher, integrated microwave, plumbing for washing machine, space for tumble dryer, radiator, window to rear aspect, part glazed door to rear aspect

FIRST FLOOR LANDING

Airing cupboard with radiator, loft access point, radiator

MASTER BEDROOM

Fitted wardrobes and bedroom furniture, window to front aspect, radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, fitted shelving, ladder style radiator, recessed ceiling lights, opaque window to front aspect

BEDROOM TWO

fitted wardrobes and bedroom furniture, window to front aspect, radiator

BEDROOM THREE

Window to rear aspect, radiator

BEDROOM FOUR

Window to front aspect, radiator

BATHROOM

Free standing bath, walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, ladder style radiator, opaque window to rear aspect, recessed ceiling lights

OUTSIDE

To the front of the property the garden is laid mainly to lawn with borders of shrubs and flowers. The rear garden has a gravelled area for off street parking. There is a raised lawned area with borders of shrubs and flowers. There is also a decked seating area with a pergola above.

GARAGE

There is a detached garage with power and light laid on. There is a personnel access door to/from the garden.

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.











