



Kilburn Guide Price £675,000

A fabulous 4 bedroom detached property set within an elevated plot of over half an acre enjoying fine views across the picturesque village towards the White Horse and featuring flexible living space, double garage and a substantial car port.

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Property Overview

Located within a picturesque village on the fringes of the breathtakingly beautiful North York Moors National Park, this outstanding property was originally built in 1967, extended in 2004 and now provides flexible living accommodation across 2 floors with both ground and first floor bedrooms and most rooms enjoying enviable village views and rural glimpses.

Inside

An impressive oak front door and porch opens into an L-shaped reception hall with cloaks cupboard and doors leading off into a dining room with oak flooring, large dual aspect sitting room with open fireplace. Double doors onto a paved seating area with glorious village and white horse views. The dual aspect kitchen features granite worktops and generous storage complemented by an integrated LPG hob and a fan assisted electric oven and grill.



The ground floor also provides 2 double bedrooms, one with fitted wardrobes, the second currently used as a study, shower room and access off the inner hall into a useful boot room with front and rear garden access, wc and a door into the attached double garage.

The first floor landing features built-in storage/airing cupboards and doors leading off into a surprisingly spacious split level principal bedroom with fabulous village views, fitted wardrobes and en-suite shower room, 1 further bedroom and a bathroom.



Other internal features of note include double glazing, an oil fired central heating system to radiators and solar panels supplementing the property's energy bills and providing an income estimated by the current owners to be in the region of £1,500 per annum. We have also been informed that the solar panels come with the residue of a transferable 25 year fixed tariff that commenced in 2006.

Outside

Accessed off the main road via an unadopted single track, known as Trencar Lane, a gated driveway with cattle grid provides generous parking and access into an attached double garage and an outstanding 580 sq ft car port.



The elevated rear garden is mainly laid to lawn and features a further paved seating area, greenhouse and sweet chestnut tree. The larger than average front garden is blessed by glorious views and features a stone built outbuilding, vegetable garden and a number of fruit trees (apple, pear and plum). In total the property stands with a plot of around 0.52 of an acre.

Services

We have been advised by the vendor that all main services are connected to the property with the exception of mains gas.

Energy Efficiency

This property's current energy rating is E (52) and has the potential to be improved to an EPC of A (93).

Council Tax & Postcode

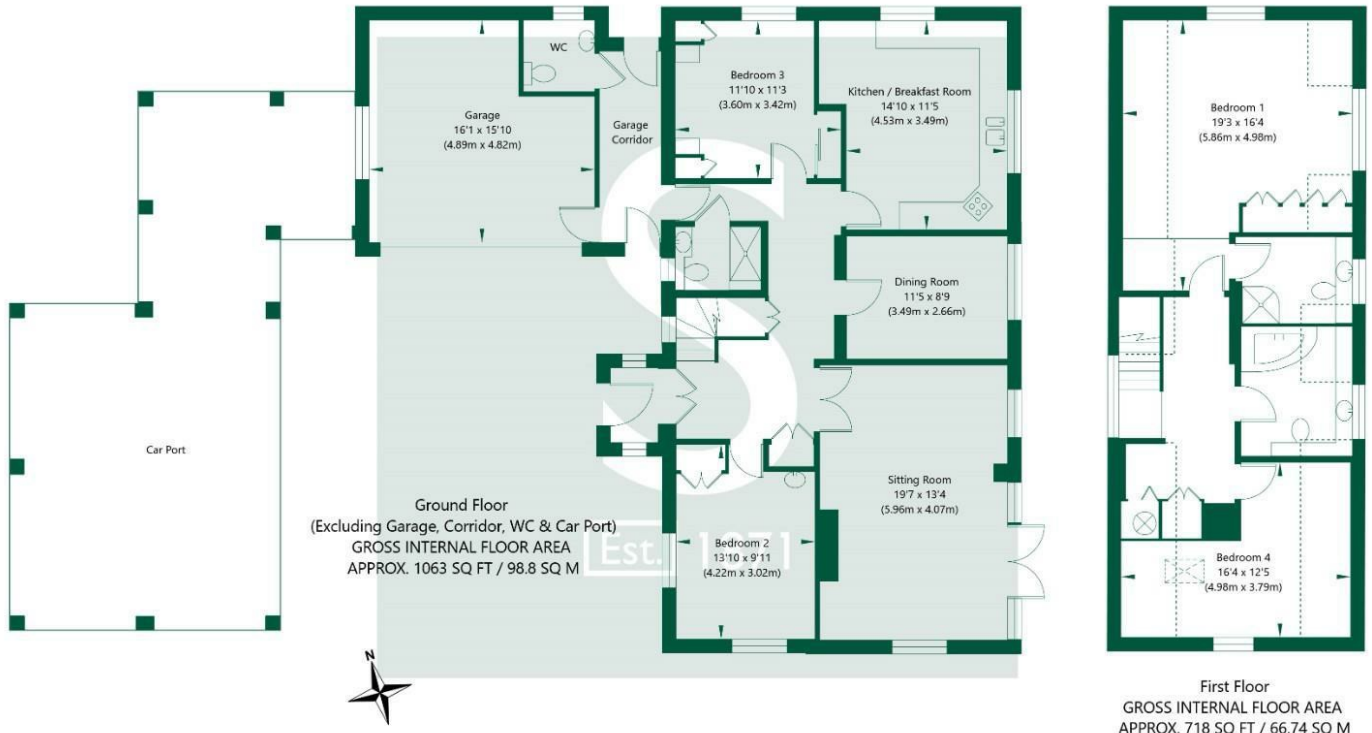
This property sits within North Yorkshire Council and is in the tax band of E. The postcode for the property is YO61 4AG.

Tenure

We have been informed by the vendor that the property is freehold.



Kilburn, York, YO61 4AG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1781 SQ FT / 165.54 SQ M - (Excluding Garage, Corridor, WC & Car Port)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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