



Newton On Ouse, York Guide Price £550,000

An exciting opportunity to cosmetically update and improve a surprisingly spacious 1990's built 4 bedroom detached property providing over 2,160 sq ft of living space located within an exclusive development of just 3 detached houses on the rural fringes of Newton on Ouse.

*** DOUBLE GARAGE & RURAL VIEWS TO THE REAR ***

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Inside

An entrance porch with oak flooring opens into a spacious reception hall with further oak flooring, personnel door into the attached double garage and a cloakroom/wc. Leading off the reception hall there is a snug and a 20'0" (6.10m) long split level living room with a wood burning stove, double doors opening out into the garden and steps up into a formal dining room with further double doors out into the garden.

The 17'4" (5.28m) long dining kitchen presents a buyer with an opportunity to update, replace and restyle the existing units which currently feature base and wall storage cupboards, timber worktops, integrated gas hob and an eye-level double oven and grill, complemented by a useful utility room leading off.

The surprisingly spacious 25'10" (7.87m) long first floor landing leads off into a principal bedroom with fitted wardrobes, rural views and an en-suite bathroom with the original 1990's 4 piece champagne coloured sanitary ware, 3 further bedrooms and a shower room.

Other internal features of note include a gas fired central heating system and a mix of both timber sealed unit and replacement upvc double glazing.

Outside

The front garden is mainly laid to lawn and a block paved driveway provides parking and access into an attached double garage with power, light and an up and over door.

The side and rear gardens are mainly laid to lawn with maturing shrub borders, a paved seating area and a timber built garden store.

Tenure

Freehold

Broadband Coverage

Up to 76* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

EPC Rating

C

Council Tax

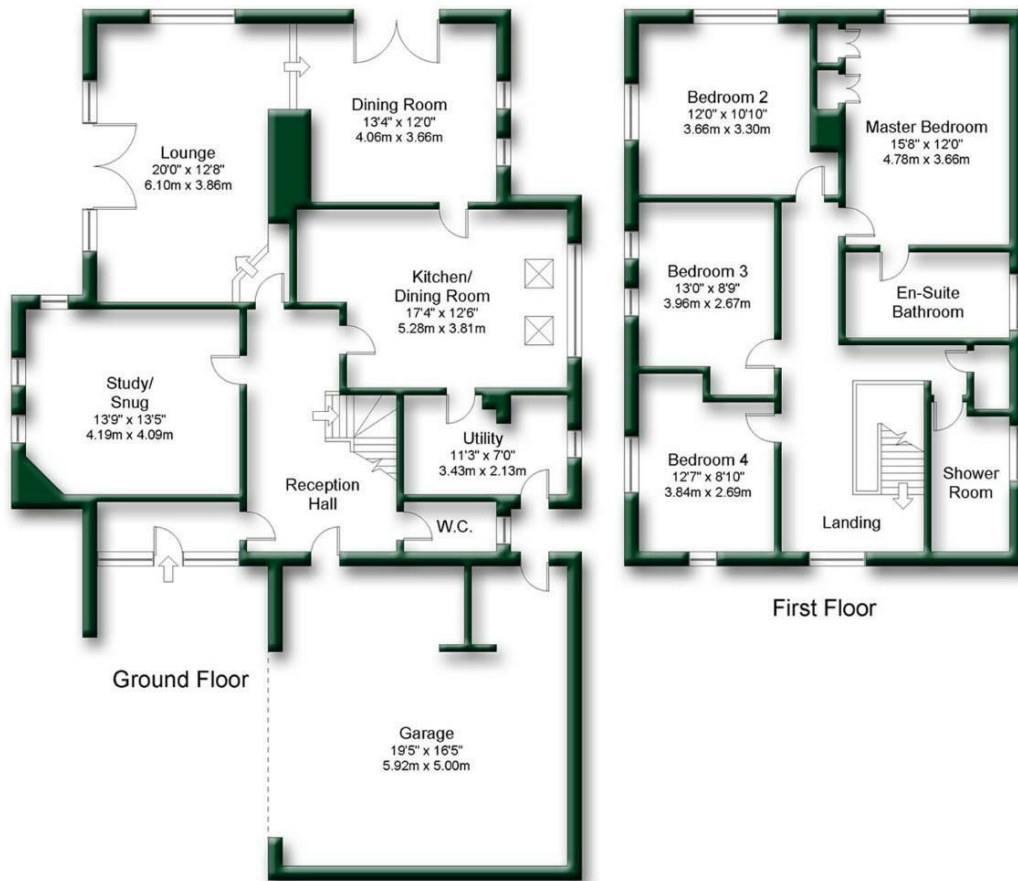
F - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

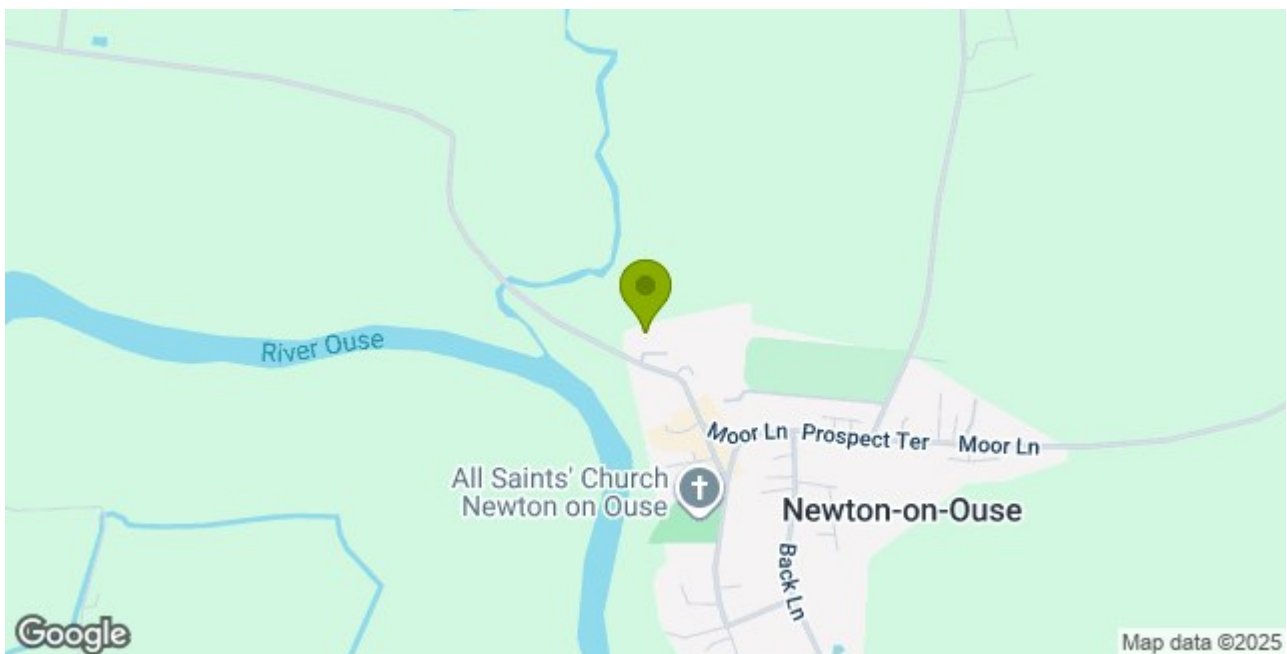
Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold



Gross internal floor area excluding Garage (approx.): 200.9 sq m (2,163 sq ft)

Not to Scale.
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