



Kelfield, York Asking Price £595,000

**** NO ONWARD CHAIN ****

A Substantial period farmhouse standing within generous gardens enjoying 4 bedroom family living accommodation with double garage, range of outbuildings, end being offered for sale with no onward chain.



Accommodation

A stunning period farmhouse occupying a choice rural position set within outstanding lawned gardens, and certain to be of interest to both young and mature families alike.

The property's front elevation faces Southeast with the farmhouse entered through a panelled front door into a spacious reception hall with staircase leading to the first-floor accommodation.

The farmhouse enjoys two front reception rooms including a sitting room which has a feature fireplace with solid fuel burning cast iron stove, television aerial point and dual aspect windows.



The family room/snug also has a feature fireplace with solid fuel burning cast iron stove set on a raised stone hearth with exposed brick surround. There is a television aerial point and window overlooking the front gardens.

Positioned at the rear is a spacious breakfast kitchen having a range of built-in base units to three sides with laminated worktops and inset polycarbonate sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the kitchen is a floor mounted electric range cooker with extractor canopy as well as plumbing for an automatic washing machine, space for a free-standing freezer unit and breakfast table. A side entrance door leads out onto the patio and gardens beyond.



The ground floor accommodation includes a separate utility room having a further bank of storage cupboards with worktop and inset stainless steel sink unit. The utility room also provides plumbing for an automatic washing machine. There is a separate rear lobby/boot room with external access from the driveway. The internal accommodation is completed by a downstairs cloakroom which has a low flush w/c and wash hand basin.

To the first floor are four generous bedrooms, with bedrooms 1 and 2 both located at the front of the house. Bedroom 2 includes a built-in wardrobe and ensuite shower room that has a low flush w/c, wash hand basin and shower cubicle.

There is an inner landing with airing cupboard servicing bedroom 3 and 4 both of which are located at the rear.



Finally, there is a house bathroom having a low flush w/c, wash hand basin and inset panelled bath with tiled surround. The bathroom also includes a heated towel rail.

To The Outside

The property is accessed off Moor Lane onto a driveway and hardstanding which provides off street parking for numerous motor vehicles. The driveway in turn gives access to a detached double garage with r light, and power.

In addition to the garage there is a range of brick and tiled outbuildings comprising a potting shed, tool store, fuel store and gardener's room. The outbuildings also include an external w/c.

Adjoining the side elevation of the property is a flagged patio which provides ample space for free standing garden furniture.



A flagged pathway runs across the front elevation of the property and steps out onto substantial front and side gardens which are extensively laid to lawn with a number of planted shrubs and mature trees. The gardens are fully enclosed to all sides by fenced and hedge lined boundaries with open aspects to the front, side and rear.

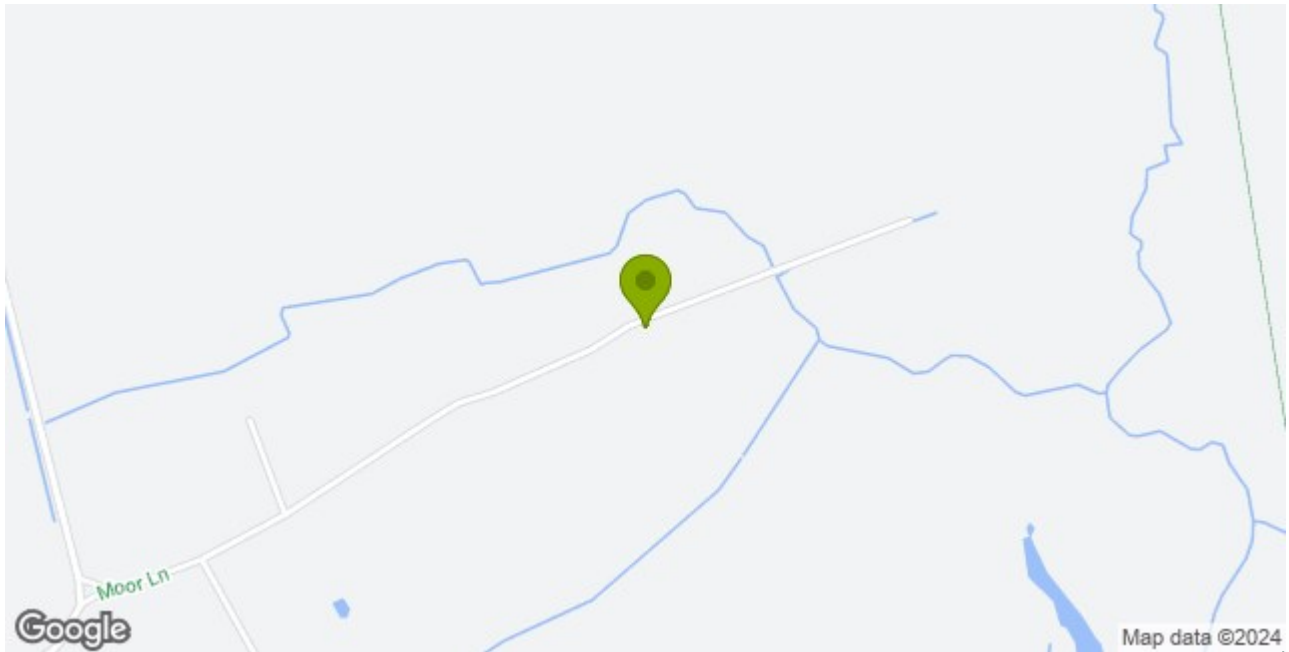
Crucially the property is being offered for sale with no onward chain and an early inspection is strong recommended.

Kelfield, York, YO19 6RN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA
 Main House - 1781 SQ FT / 165.51 SQ M
 Outbuilding - 738 SQ FT / 68.61 SQ M
 Total - 2519 SQ FT / 234.12 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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