



West Bank House Gateforth Lane, West Haddlesey

£1,600 PCM

- Gardens Maintained By Gardener, Included in Rent
- Breakfast Kitchen
- Master Bedroom with En-Suite
- Stunning Open Aspect
- Please Note - Double Garage Not Included With The Property
- Study
- 3 Further Double Bedrooms
- Spacious Lounge & Separate Dining Room
- Utility Room
- Delightful Lawned Gardens

** Gardens Maintained By Gardener, Included in Rent **

An ideal opportunity for young and mature families to acquire this immaculately presented and significantly upgraded detached family house, offering 4 bedroom living accommodation with central heating and double glazing throughout. Please note the monthly rental figure includes a gardener to maintain the gardens, and the double garage is not available for tenants use. We regret no smokers, but small pets considered. EER 58 (D).

DESCRIPTION

Entrance Hall - panelled composite door with stained glass inserts.

Cloakroom/Ground Floor WC - having a double glazed window, low flush wc, corner wash hand basin and central heating radiator.

Sitting Room - a delightful light, airy room with double glazed windows to two sides and double glazed French doors to the garden. There is a recessed brick fireplace with an oak mantel and stone hearth housing a wood burning stove. Beams to the ceiling and two central heating radiators.

Dining Room - having four double glazed windows providing good natural light, a recessed brick fireplace with oak mantel and stone hearth housing a wood burning stove, beams to the ceiling, two central heating radiators, exposed brickwork to one wall, and staircase with part spindle style balustrade to the first floor.

Breakfast Kitchen - having an extensive range of built in base units with worktops over incorporating a ceramic one and a quarter sink unit with drainer, and matching wall cupboards incorporating glass fronted display cabinets. An island cooking unit housing the Hotpoint double oven and Hotpoint ceramic hob with extractor and lighting above. Recessed ceiling spotlights, central heating radiator and two double glazed windows.

Utility Room - having base cupboards with worktop over incorporating a stainless steel sink unit, plumbing for an automatic washing machine, shelf and coat peg rack, double glazed window and composite stable style rear entrance door.

Study - having a central heating radiator, Delft rack, shelving to two walls and two double glazed windows.

First Floor Landing - having a useful storage cupboard and providing access to the four bedrooms and family bathroom/wc.

Master Bedroom - having a central heating radiator and two double glazed windows.

En-Suite Shower Room - having a Mira Vigour power shower in tiled cubicle, vanity hand wash basin and low flush wc. Half tiled walls under wooden dado rail, central heating radiator and double glazed window.

Bedroom Two - having a built in vanity hand wash basin with tiled surround, cupboard under and lighting over, central heating radiator and two double glazed windows.

Bedroom Three - having a central heating radiator and two double glazed windows.

Bedroom Four - having a central heating radiator and two double glazed windows.

House Bathroom - having a four piece suite comprising corner whirlpool bath, pedestal hand wash basin, bidet and low flush wc. Central heating radiator, tiling to half height and double glazed window.

Boiler Room - having a composite door with glazed insert and housing the Grant condensing oil boiler.

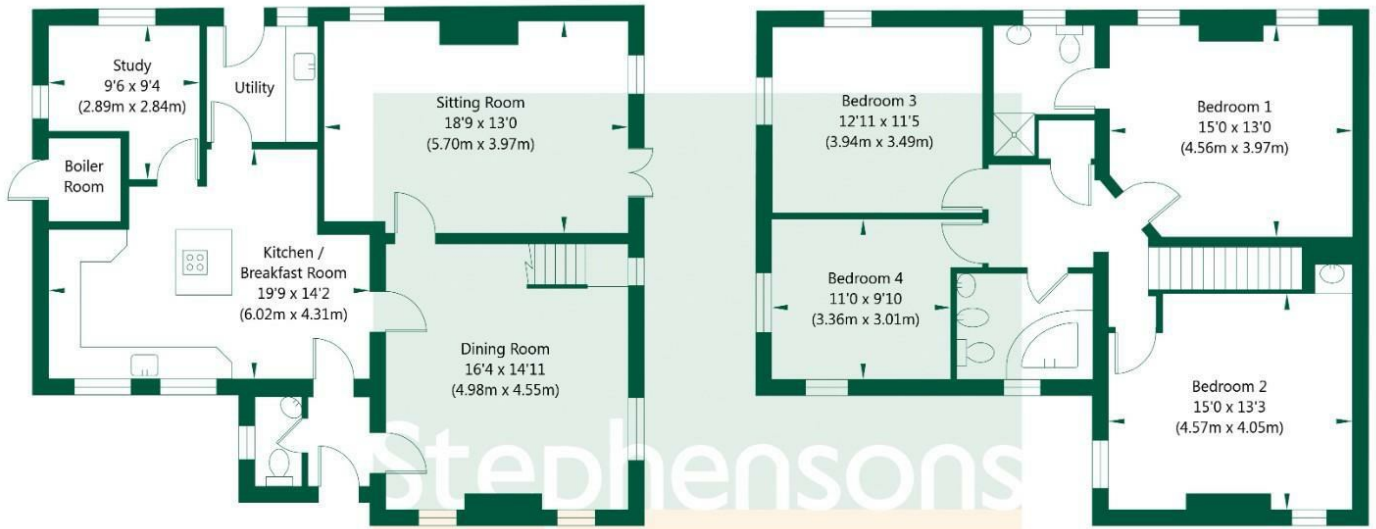
Outside - To the front of the property is a lawned garden flanked by mature hedges and trees including a long raised brick flowerbed with path and privet hedge. This is divided from the walled garden by a brick wall with brick archway. The walled garden has a lawn and flower borders with a large paved area, also accessed from the French doors.

There is a gravelled driveway with further lawned garden to the side that winds round to the rear of the property where there is a garden shed and a gravelled parking area. Outside security lighting to the front, side and rear of the property.





Gateforth Lane, West Haddlesey, YO8 8PZ



Ground Floor - (Excluding Boiler Room)
GROSS INTERNAL FLOOR AREA
APPROX. 923 SQ FT / 85.73 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 896 SQ FT / 83.27 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1819 SQ FT / 169 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

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- I E Reynolds BSc (Est Man) FRICS
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- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
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