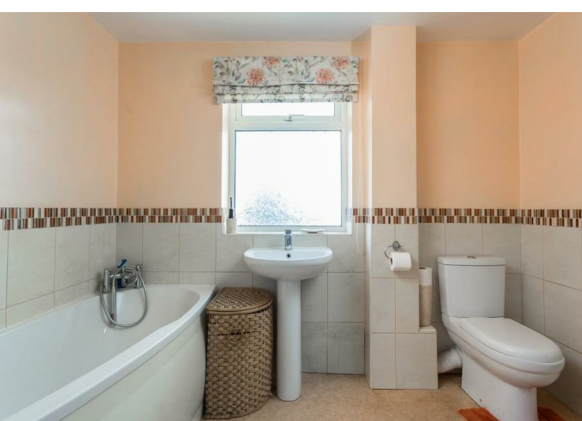




Marsh Lane, Bolton Percy, York £585,000

A lovely family home, sitting within this generous plot in the heart of Bolton Percy, enjoying a double garage and a thoughtfully designed rear extension with balcony.



Located in the most sought after village of Bolton Percy is this generously proportioned and lovingly maintained four bedroom detached family home. Sitting just off this quiet country lane, the property boasts a good size frontage with large laid lawns and ample driveway parking.

Upon entering the residence, an entrance hall leads to two reception rooms, breakfast kitchen, w/c and stairs to the first floor. The extended lounge diner presents a rather impressive space with dual aspect. The lounge area is found to the front with a large bay window and feature fireplace with inset log burner. To the rear of the room is a great sized dining area with bi folding doors opening onto the garden.

In addition to the ground floor is a second reception room, currently used as a snug, however could provide space for a play room or study. The modern kitchen provides an extensive range of units with fitted preparation surfaces and good range of integrated appliances to include, fridge, freezer, washing machine, cooker, hob, extractor and dishwasher. The kitchen has been designed creating space for a breakfast area and overlooks the lovely rear garden. Finally, just off the kitchen is a side entrance hall, in addition with access from outside making a perfect entrance for pets and an area for shoes and coats.

To the first floor are four great sized bedrooms, all double in nature. Of particular note, is the master bedroom to the rear, which has formerly been extended and offers wonderful views over the garden and nearby countryside from the balcony.

Externally, the property is nicely set back from Marsh Lane and presents a beautiful front garden, mainly laid to lawn with mature borders and ornamental pond. In addition is ample off street parking which leads to the detached double garage.

To the rear is a fabulous walled garden which has been split to provide a good sized family area with lawns and patios before leading to the vegetable garden with areas set for home growing, along with two greenhouses and metal shed. To the side of the property is the oil tank and log stores.

The home provides perfect family living whilst still offering potential to alter, with superb access to both York & Leeds via the A64.

Agents Note

The driveway to the side of the property serves solely as access to the neighbouring private home known as 'Lodge Farm' and does not lead to any operational farm buildings, ensuring the tranquillity of this lovely setting is maintained.

Tenure: Freehold

Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected - Oil Fired Central Heating

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: D - 65

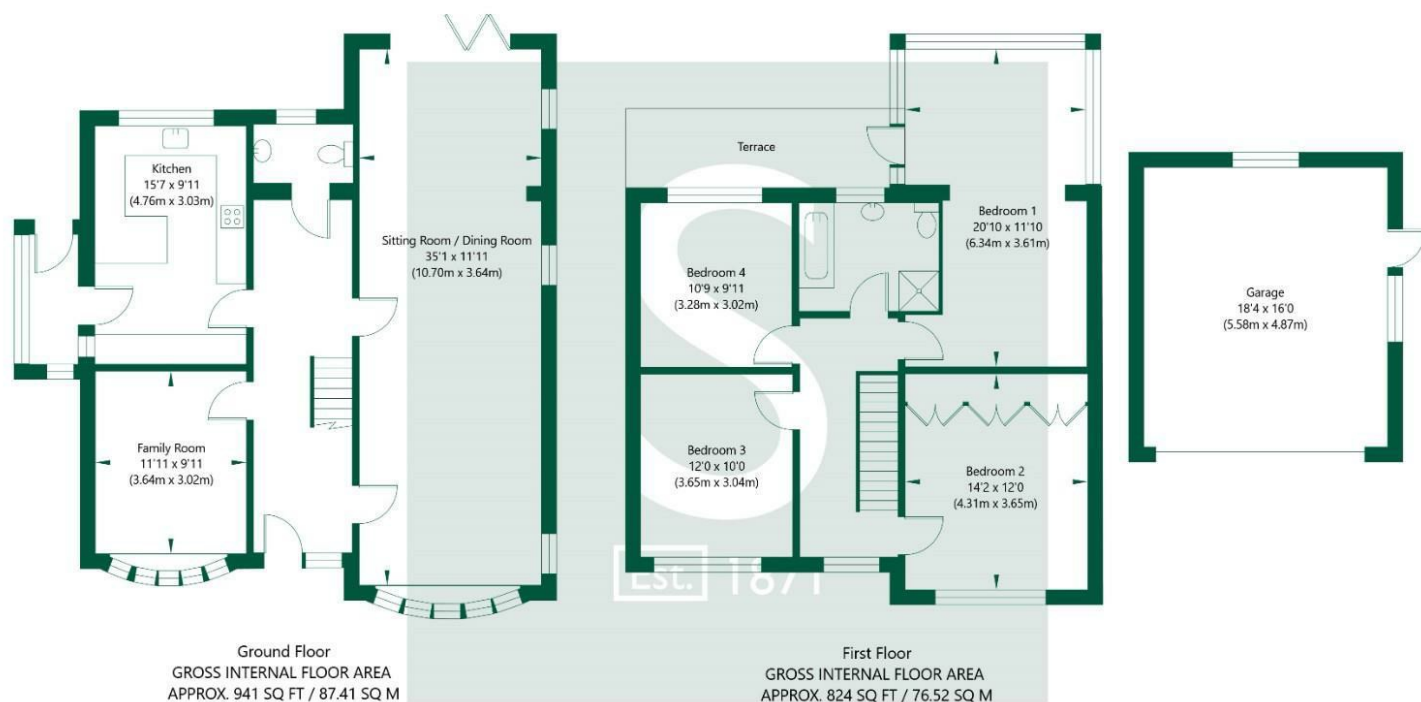
Council Tax: F - Selby

Current Planning Permission: No current valid planning permissions

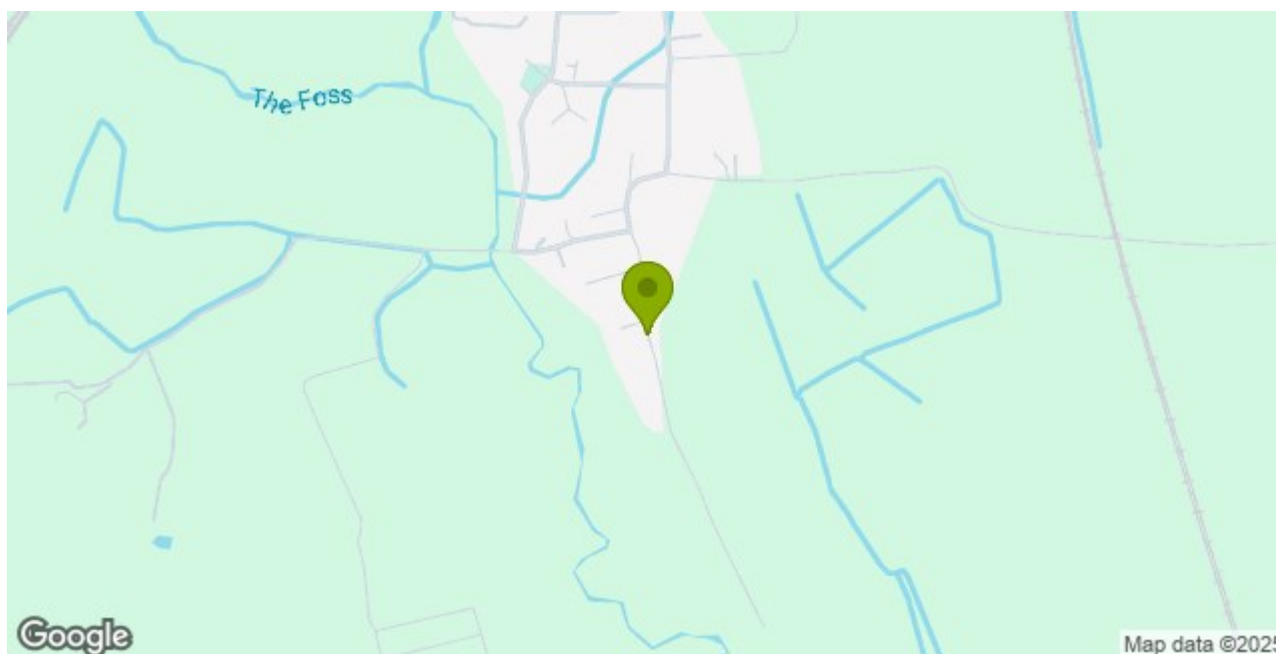
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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

Marsh Lane, Bolton Percy, York, YO23 7BA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1765 SQ FT / 163.93 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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