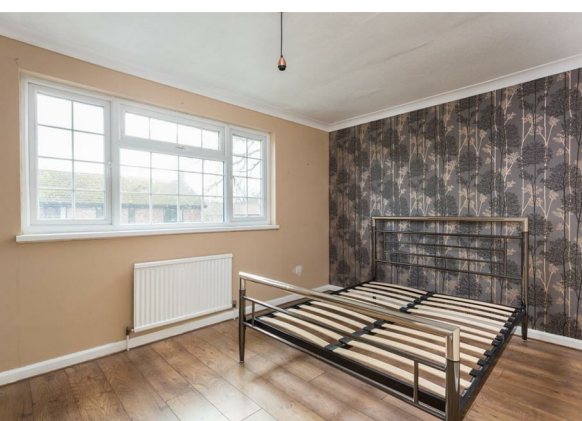




## Glebe Close, Bolton Percy, York Asking Price £560,000

This substantial detached house occupies a choice corner plot position within the ever-popular village of Bolton Percy and offers enormous scope of further expansion and improvement.





## Accommodation

Internally the property is entered via a front entrance porch into a reception hall with staircase leading to the first floor accommodation. The hall includes a radiator and built in under stairs storage cupboards. Crucially there is a downstairs cloakroom having a low flushed w/c and wash hand basin with tiled splashbacks.

Located at the front of the property is a sitting room with two radiators, cove cornices and secondary cloakroom access. There is a second living room with a feature solid fuel burning cast iron stove set on a tiled hearth. The living room includes a bay window to the front elevation with UPVC framed double glazed casements. The room includes a television aerial point, cove cornices and double radiator.

The dining room is located at the rear with double radiator and leads through into a separate study.

The kitchen is located at the rear of the house and having a range of built in base units with laminated worktops and inset stainless steel sink unit. There is an additional set of matching high level storage cupboards with tiled splashbacks. The kitchen includes a built in electric oven with four point ceramic hob unit and brush stainless steel extractor canopy.

There is a second kitchen/utility room which has a further range of built in low level storage cupboards with butcher's block worktops and inset Belfast sink unit. There is a matching range of high level storage cupboards with tiled splashbacks in addition to a built in electric oven and hob unit. UPVC framed double glazed side entrance door gives access out onto the garden beyond.

To the first floor are 6 bedrooms all of which are equipped with radiators and UPVC framed double glazed casements windows.

The Master bedroom is located at the front of the house and has an ensuite bathroom which requires re-fitting.

Finally, there is a house bathroom which includes a low flush w/c, wash hand basin and inset corner bath with wall mounted shower attachment and full height tiled surround.

## To The Outside

The property occupies a choice corner position being accessed directly of Glebe Close onto a front hard standing which provides off street parking for numerous motor vehicles.

There is a detached double garage which is of brick construction with an up and over garage door.

The property's front garden is extensively laid to lawn, and directly to the rear is a raised flagged patio providing ample space for free standing garden furniture.

Finally, there is a large rectangular side garden positioned behind the garage which is extensively laid to lawn with surrounding fenced, hedged and tree lined boundaries. The gardens do require some tidy/maintenance.

Crucially the property is being offered for sale with vacant possession and no onward chain and will be of interest to young and mature families as well as DIY enthusiasts.

## Property Information

Tenure: Freehold

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

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: D

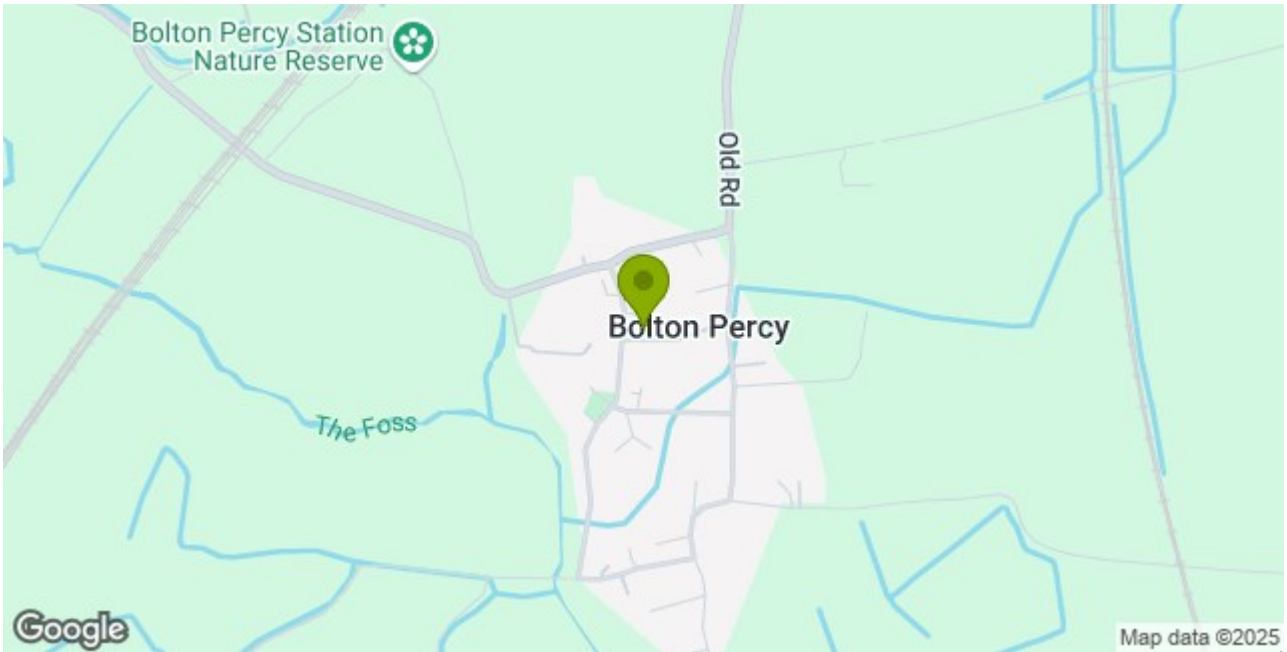
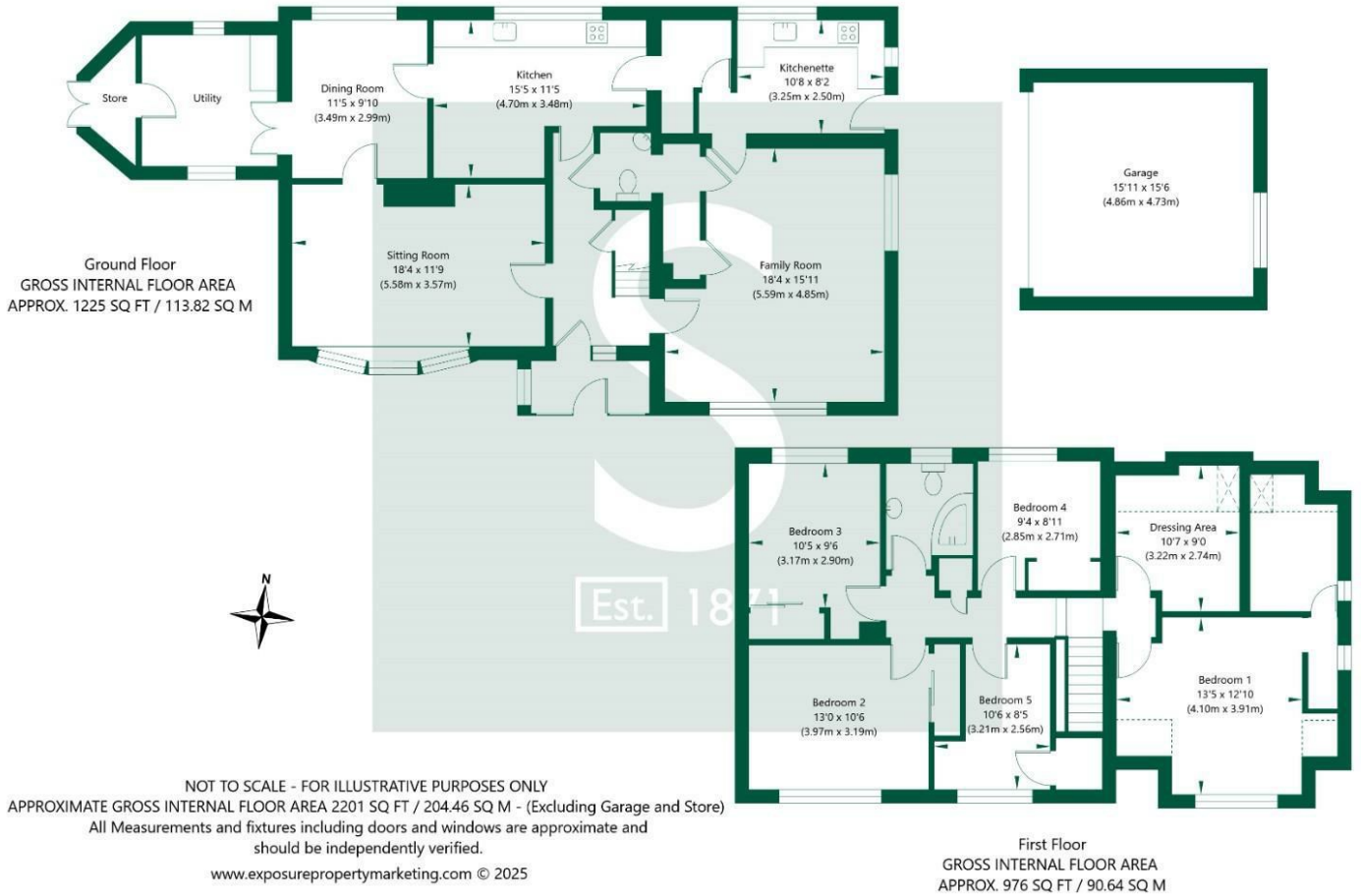
Council Tax: F - Selby

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.

# Glebe Close, Bolton Percy, York, YO23 7HB



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