



Flaxton, York Asking Price £550,000

**** STUNNING SOUTH FACING REAR ASPECT ****

A skilfully extended and comprehensively improved detached house offering spacious, three bedroom family living accommodation and featuring a superb breakfast kitchen and master bedroom suite.



Accommodation

A comprehensively upgraded and skilfully extended detached house which offers contemporary family living accommodation on the edge of this ever-popular village and featuring a stunning open rear aspect.

Internally, the property is entered through a recently constructed entrance porch being of timber construction with surrounding casement windows and oak panelled front entrance door. The entrance porch leads through into a central reception hall with staircase leading to the first floor.

Located at the front of the house is a snug/study with a bay window to the front elevation and radiator.

The snug in turn leads through into a modern open plan breakfast kitchen which is one of the feature rooms of the property. The kitchen features a modern range of high gloss base units with Granite worktops and central serving island with breakfast bar and inset ceramic sink unit. There is an additional range of matching high level storage cupboards with Granite upstands in addition to a floor mounted Beko electric range cooker which is included within the sale.

Within the kitchen is a built-in dishwasher as well as an integrated fridge unit and wine cooler.

Sliding patio doors lead out onto the rear gardens and there is a feature tiled flooring with underfloor heating, contemporary radiator and built-in understairs storage cupboard.

The principal reception room is a separate lounge which features a wood burning cast iron stove set on a stone hearth with exposed brick surround. There is a bay window to the front elevation as well as a television aerial point and radiator.

An archway from the lounge leads through into the separate dining room, which again forms part of the property's skilful extension with French doors to the rear elevation, ceiling down lighters, roof lantern, and tiled flooring with underfloor heating.

There is a separate utility room having an additional fitted worktop with high and low level storage cupboards, sink unit and plumbing for a washing machine. The utility room in turn leads through into the downstairs cloakroom which has a contemporary W.C., wash hand basin set in a vanity surround, extractor fan, and tiled flooring.

The first floor landing services the entirety of the first floor accommodation which houses a built-in linen cupboard and loft hatch.

The master bedroom is located at the rear of the house, having a ¾ height window with stunning open rear aspect. There is a triple fronted wardrobe, exposed beamed ceiling and radiator. The bedroom also features an ensuite shower room with a low flush W.C., wash hand basin and inset shower cubicle with full height waterproof panelled surround.

Bedroom two is located at the front of the house and has a built-in over stairs wardrobe, with bedroom three being a further double room, currently used as a working studying with built-in wardrobe. Bedrooms two and three both include radiators and double glazed casement windows.

Finally, there is a modern house bathroom with a low flush W.C., wash hand basin and inset bath with wall mounted and handheld shower attachments with waterproof panelled splashbacks. The bathroom has a contemporary radiator, extractor fan, and ceiling down lighters.

To The Outside

The property is accessed off the main street through a gated and pillared entrance onto a substantial front and side driveway which provides off street parking for numerous vehicles and in turn gives access to the detached single garage which has an up and over garage door, light, and power.

Adjoining the driveway is a further gravelled hardstanding and turning area, with the remainder of the front garden being laid to lawn with planted front and side borders. There is gated access from the side of the property through into the rear.

Running full width across the rear elevation is a flagged patio providing ample space for garden furniture, ideal for outside entertaining.

There is a central rear lawn with raised and planted borders with a second part of the garden being extensively flagged as a further patio area. The garden features a bespoke fishpond with water feature, and a lean-to greenhouse to the rear of the garage is included within the sale.

The rear garden is fully enclosed to all sides by fenced and hedge lined boundaries with a stunning open rear aspect across rural fields.

The property has been finished to an excellent standard, creating ideal internal and external family living accommodation.

An early inspection is strongly recommended.

Additional Property Information

Tenure: Freehold

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

Broadband Coverage: Up to 42* Mbps download speed

EPC Rating: D

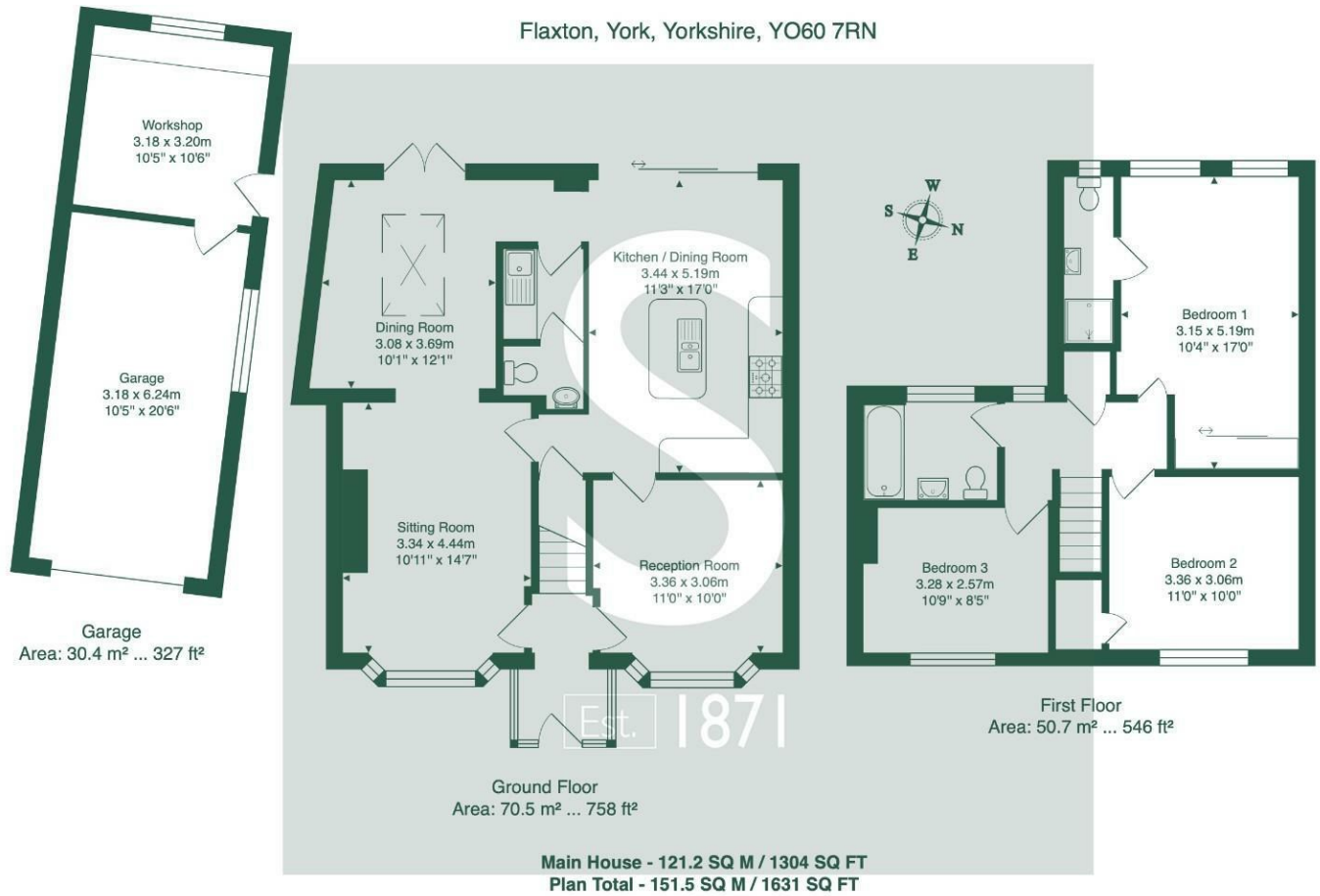
Council Tax: E - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

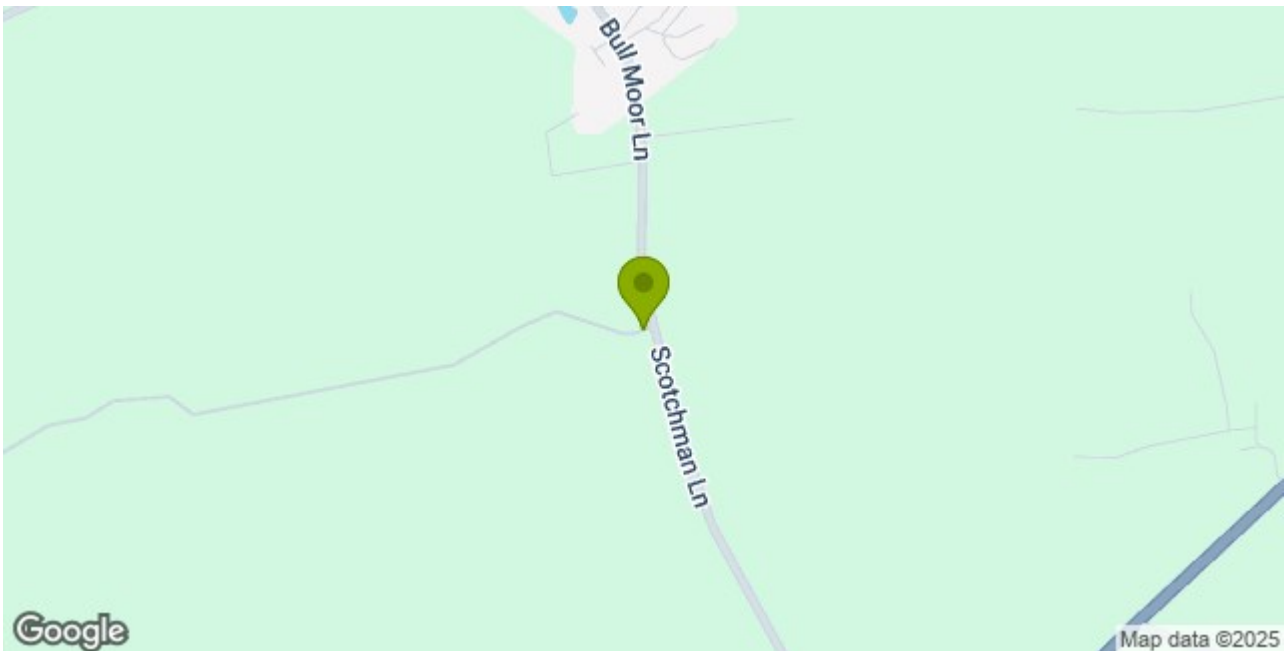
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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

Flaxton, York, Yorkshire, YO60 7RN



All measurements are approximate and for display purposes only.
Actual position of fixtures, windows and doors may not be accurate and should be independently verified.



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