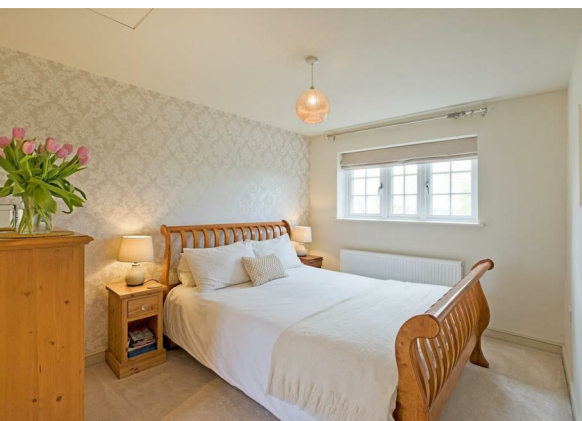




New Lane, Nun Monkton Guide Price £575,000

**** IMPRESSIVE OPEN PLAN LIVING KITCHEN ****

Situated in this picturesque village location approximately 8 miles from the York outer ring road is this fabulous end terrace cottage which has comprehensively extended and upgraded throughout. The property is highly energy efficient (EPC B) and is crucially available for sale with no onward chain.



Accommodation

Nun Monkton is a popular, sought after location complete with a large village green, duck pond and maypole. The village has a highly regarded local primary school, reputable local pub and ancient church. There are an array of local rural walks including up to the River Ouse & Nidd.

Dating back to the late 1940s, the property has been extensively renovated and is situated on a quiet back road located off the main village green.

Upon entering the property is a spacious entrance hall with tiled flooring which benefits from a convenient downstairs WC & understairs storage cupboard.

Located through the entrance hall and to the rear of the property is the spectacular open plan living kitchen. The kitchen area has bespoke fitted units with oak worktops and antique mirrored splashbacks and includes a range of integrated appliances including Quooker boiler tap, Bora hob, Fisher Paykel American Style fridge/freezer, double integrated bin stack & dishwasher. There is a central island which boasts a rugged concrete quartz worktop with under counter lighting and seating for four. There is ample room for a free-standing dining table as well as a sofa to create a more relaxed area of the room. Full-width sliding anthracite doors with side picture window allow light to flood into the room & also provide stunning rural views to the rear aspect. There is underfloor heating throughout the room.

Accessed off the living kitchen is a large utility room which also leads back into the entrance hall. The utility offers space for washing provisions and has a double steel sink as well as further base storage units.

There is a good sized snug with full-height bespoke fitted shelving units & a log burning stove with timber mantle which completes the downstairs living accommodation.

To the first floor, the property has three double bedrooms, all located towards the rear of the property and benefiting from fabulous rural views, and the family bathroom.

Bedroom one is a spacious double with large dressing room area and a newly installed ensuite. The ensuite has part-tiled walls and includes walk-in shower with waterfall shower head, low flush WC, wash hand basin with mixer tap and heated towel rail.

The house bathroom features natural travertine tiled splashbacks to all sides and includes a three piece suite with shower over bath, fitted mirror above the wash hand basin, a bathroom cabinet above the WC, wall mounted heated towel rail and a galleried opaque window.

Accessed from bedroom three via a quarter turn staircase, and completing the internal accommodation is a well presented loft room with exposed timber beams, which features a range of fitted units, electrical points and multiple double glazed Velux windows capturing the surrounding rural aspect.

To The Outside

To the rear the property has a good-sized garden which is crucially south facing and includes a good-sized patio area, raised flower bed and mature willow tree. The majority of the garden is laid to lawn with well-kept borders and a low level fence to the rear boundary which maximises the field views beyond.

At the front of the property is a gravelled driveway allowing for off-street parking for multiple vehicles. The property also benefits from 3 brick storage sheds & an EV charger.

The property has been finished to the highest of standards and therefore, as agents, that we strongly recommend an internal inspection.

Energy Efficiency

The property's current energy rating is B (89) and has the potential to be improved to an EPC rating of B (91). There is an air source heat pump & solar panels fitted to the roof.

Additional Information

Tenure: Freehold

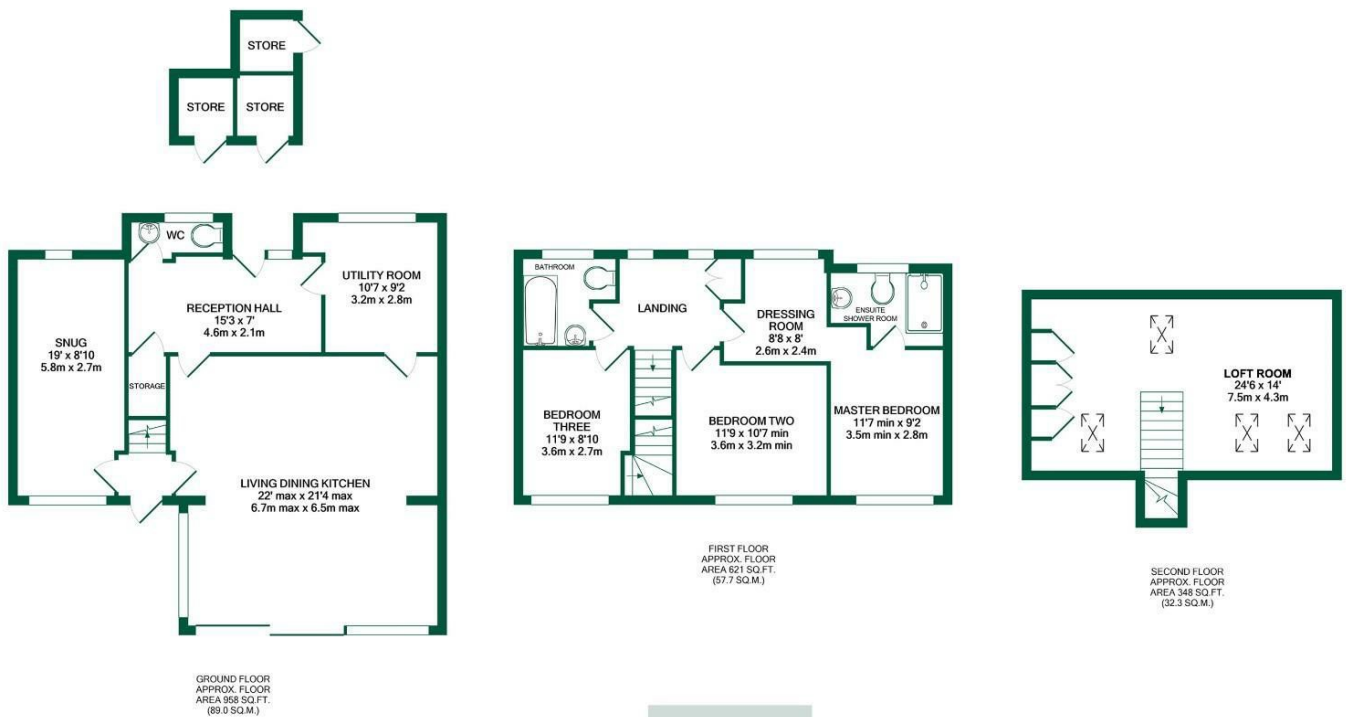
Services/Utilities: Mains Water, Electric & Drainage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

Council Tax: D - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

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



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TOTAL APPROX. FLOOR AREA 1926 SQ.FT. (178.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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