



Westacres York Road, Cliffe

£485,000

- Extensive Detached Bungalow
- Home Office/ Fourth Bedroom
- Double Garage with Electric Doors
- EER TBC
- Set in 0.37 Acre
- Extensive Established Gardens
- Solar Panels
- 3 Bedrooms with BI Wardrobes
- Rear Views Over Paddocks and Fields
- Lounge & Conservatory

The perfect example of an extensive detached bungalow set within the most impressive grounds of 0.37 acres.

Westacres showcases immaculately presented internal accommodation extending to almost 2,000 square foot across predominantly one level with a skilfully converted first floor creating a home office or fourth bedroom. The present owners acquired the property in 2011 and have since carried out a comprehensive programme of works which has seen the house significantly modernised throughout. The major works commenced straight away with the removal of the dividing wall between the kitchen and former dining room to create a more open plan living arrangement and the addition of the conservatory adjoining the side elevation.

Improvements and maintenance have been continuous since 2011, during which time the bathroom and kitchen have been replaced along with the conversion of part of the garage to create an important utility room. The present owners are incredibly proud of not only maintaining the property to an impeccable standard but also the entire transformation of the garden, into an outdoor area which has been loved, adored and sincerely cared for over the years.

There is no doubt the extensive gardens are one of the main selling features, which has been solely designed and meticulously maintained by the current owners. The property adjoins a number of individual houses, along York Road, yet enjoys an incredibly private and enclosed garden to be enjoyed by all. The garden measures 0.37 acres, being predominantly laid to lawn with an extensive range of shrubs, trees and flowers with enclosed boundaries to all three sides.

The property welcomes you into a spacious entrance hallway which in turns gives access to the entire ground floor accommodation. Left of the hallway leads into the open plan kitchen diner which was one of the major schedule of works the present owners have completed. The kitchen enjoys a clever design comprising a number of wall and base units to three sides incorporating a number of integral appliances such as a induction hob, oven, microwave, fridge and freezer. There is a stainless steel sink unit and drainer with mixer taps over which also has a drinking water filtration system and food waste disposal. There is a generous sized dining area with a large bay fronted window, recessed spot lights and modern flooring.

Behind the kitchen diner is the property's formal sitting room which is undoubtedly one of the favourites of the house. Enjoying an abundance of light through a large double glazed window to the rear and conservatory to the side, the lounge is perfectly proportioned in size with an impressive built in gas fire and views across the paddocks and land beyond. The conservatory is positioned to the side elevation and accessed through a set of sliding patio doors. The conservatory is built of brick and uPVC construction with an apex style room with electronically controlled built in blinds to the roof. There is a pair of French doors leading out to the the rear garden and beyond.

There are three bedrooms, all double in size and benefitting from a central heating radiator and built in wardrobes. All three are located to the rear of the property and therefore well positioned for the paddock and field views beyond. The main bedroom is of particularly note, measuring 210 square foot with an extensive range of solid built in wardrobes along the full left wall. A pair of French doors have also been fitted to the rear elevation along with an understairs cupboard for additional storage.

To the opposing side is the house bathroom, completely configured and installed a beautifully spa-inspired suite. The colour theme and design works incredibly well, contrasting with the grey tiling and lighter coloured marble effect flooring. There is a walk in shower, vanity hand wash basin and low flush wc, along with an illuminated LED mirror with Bluetooth and radio speaker.

The property is further enhanced by the conversion of part of the roof to create another room which is currently occupied as the owner's home office. This room can be used for a variety of purposes including playroom or fourth bedroom along with depending on the individual requirements. Accessed by a turned staircase from the ground floor hallway, there are two Velux windows to the rear and has the scope and potential to be further extend subject to approval.

To the outside, the property will be found set back from York Road occupying a prominent position within 0.37 acres of privately owned grounds. There is an extensive block paved driveway which runs alongside the front garden leading to the property and double garage. The front garden is predominantly laid to lawn with enclosed boundaries and well maintained shrubs and trees. There is a enclosed recycling area, shed and greenhouse. The greenhouse is fitted with an automatic water sprinkler system, operated electronically using collected rain water from the butts. In addition, the greenhouse also has a thermostat heated propagator.

The rear garden is landscaped comprising a number of well pruned shrubs and trees along with a heron proof pond and outdoor seating area covered by a timber framed pergola.

The present owners have installed and EV charging point along with two sets of solar panels fitted above the garage and rear elevation of the property. The 4 KWH system was installed on 2/11/2011, covered under the government's FIT scheme for 25 years. The contract will expire in 2036 and is linked to the RPI. Readings are taken quarterly in March, June, Sept, and Dec. The price per KWH is changed in April each year and the total KWH produced for the year ending December 2023 was 3355KWH at the then price of 68.3pence per KWH amounting to £2322.49 cash generated. Surplus electricity produced from the panels is used to heat the hot water stored in the non-vented system.

The property represents a wonderful opportunity for those looking to acquire a well-balanced property, with further scope and potential to extend, set within the most stunning of grounds of 0.37 acre. Bungalows in the village are rarely presented to the open market and the sale of Westacres provides one of those incredibly rare prospects.

All viewings are strongly encouraged and strictly by appointment only.

EER- 80 (C)

Tenure - Freehold

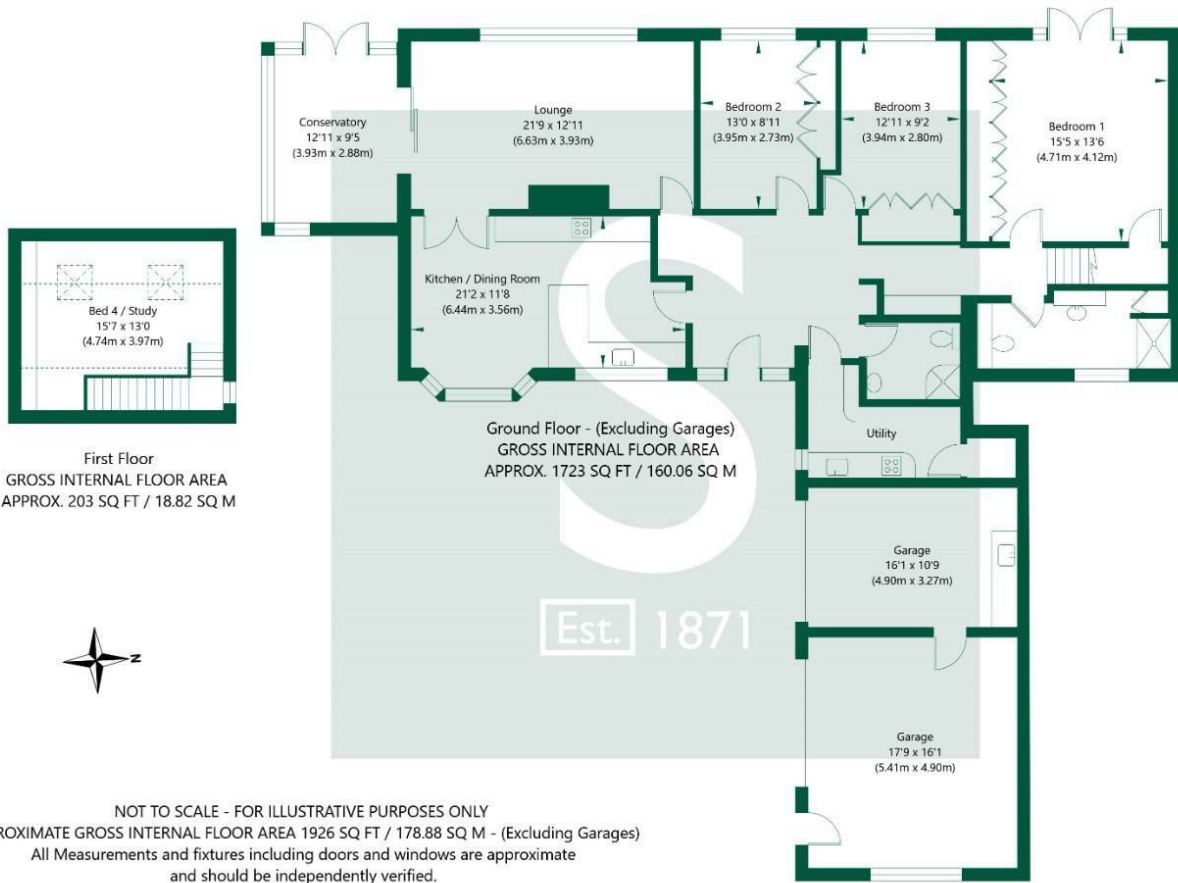
Council Tax - North Yorkshire Council - Band C

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

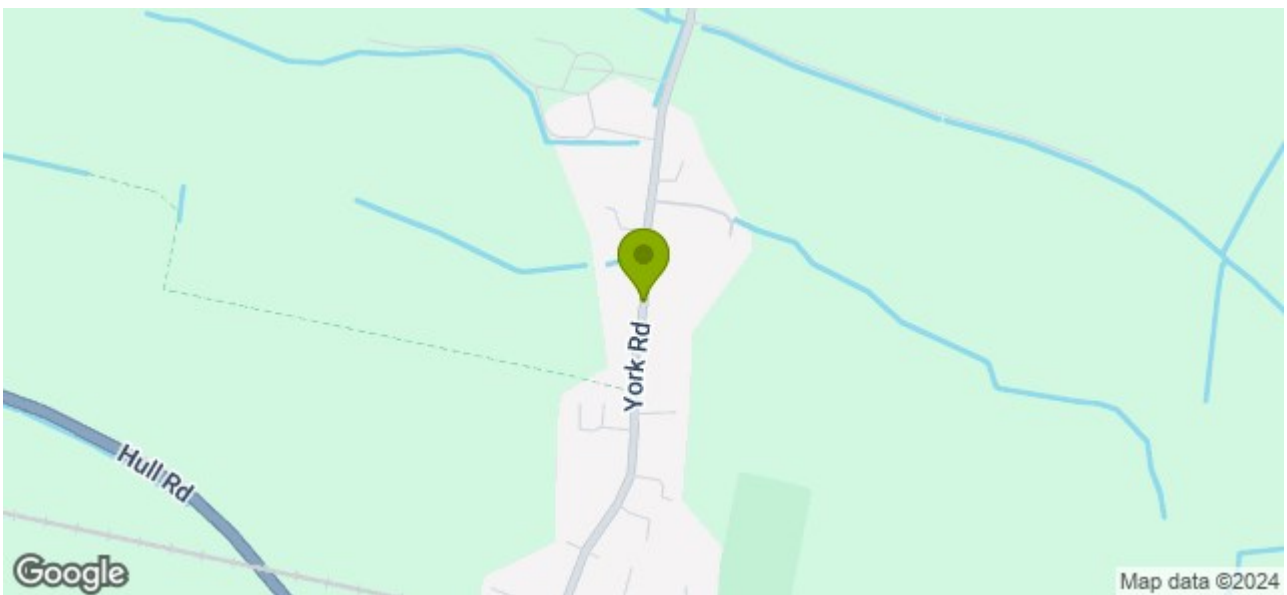




York Road, Cliffe, Selby, YO8 6NU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1926 SQ FT / 178.88 SQ M - (Excluding Garages)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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