



## 3 Coney Hill, Kelfield

£300,000

- Delightful Village Location
- Three Bedrooms
- Garden Room
- Modern Bathroom/ W.C
- Cosy Lounge
- Off Street Parking
- Great Access to York & Selby
- EER 63 (D)

An excellent opportunity to acquire this three bedroom property, with a versatile garden room, in a delightful rural village location ideally situated for easy access to York and Selby.

The property welcomes you into an entrance hall with stairs leading to the first floor and single door into the kitchen/dining room.

The kitchen has a range of gloss cream fitted units with granite style laminate work surfaces and single drainer stainless steel sink unit. Built in cooking facilities include an induction hob with cooker hood above and electric double oven. Integrated appliances include a fridge/freezer and dishwasher. There are two double glazed windows, one to the rear and one to the side elevation, in addition to a set of patio doors leading out to the rear. There is also a central heating radiator, multi fuel stove and tiled flooring. A set of doors with glass panels then lead through into the lounge.

The cosy lounge has two double glazed windows providing an abundance of natural light. There is also a central heating radiator and a multi fuel stove.

The ground floor cloakroom, which was updated by the present owners, also leads off from the kitchen/dining room. This room consists of a toilet and sink with a double glazed opaque window to the side.

The first floor landing serves three good sized bedrooms and a house bathroom. Bedroom one and two are positioned at the rear of the property, each with a central heating radiator and double glazed window overlooking the rear garden. Bedroom three is at the front, also with the benefit of a radiator and double glazed window.

The house bathroom has been modernised by the present owners and benefits from underfloor heating. There is a white bath with shower over, matching hand wash basin and marble effect tiling on all walls and flooring. Separate toilet.

We understand the vendors have installed a new heating system in 2023, the boiler is under warranty until 2033.

To the front of the property there is a paved patio area and concrete hardstanding providing off street parking which is accessed via a set of timber gates.

To the rear of the property there is a good sized garden mainly laid to lawn, with a large stone patio area and useful utility store which has plumbing for a washing machine. The present owners have added a garden room at the bottom of the garden which has the versatility to be used as a gym, home office or games room. This room is fully insulated with power and lighting and is entered through a set of patio doors.

Tenure: Freehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 36\* Mbps download speed

EPC Rating: 63 D

Council Tax: B - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

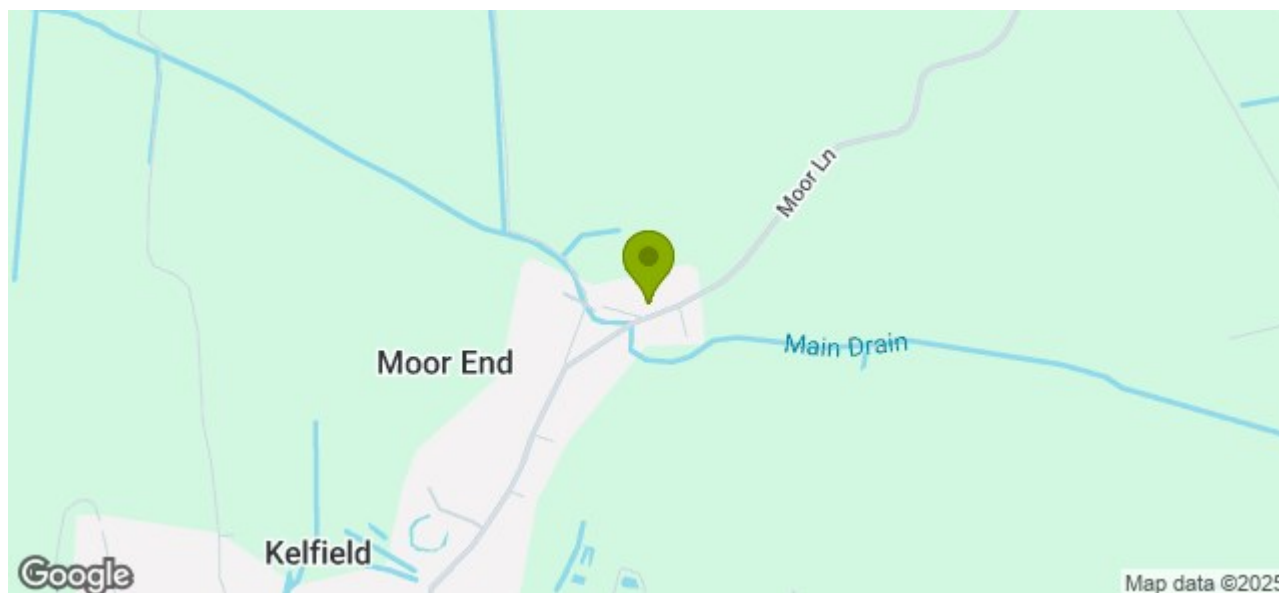
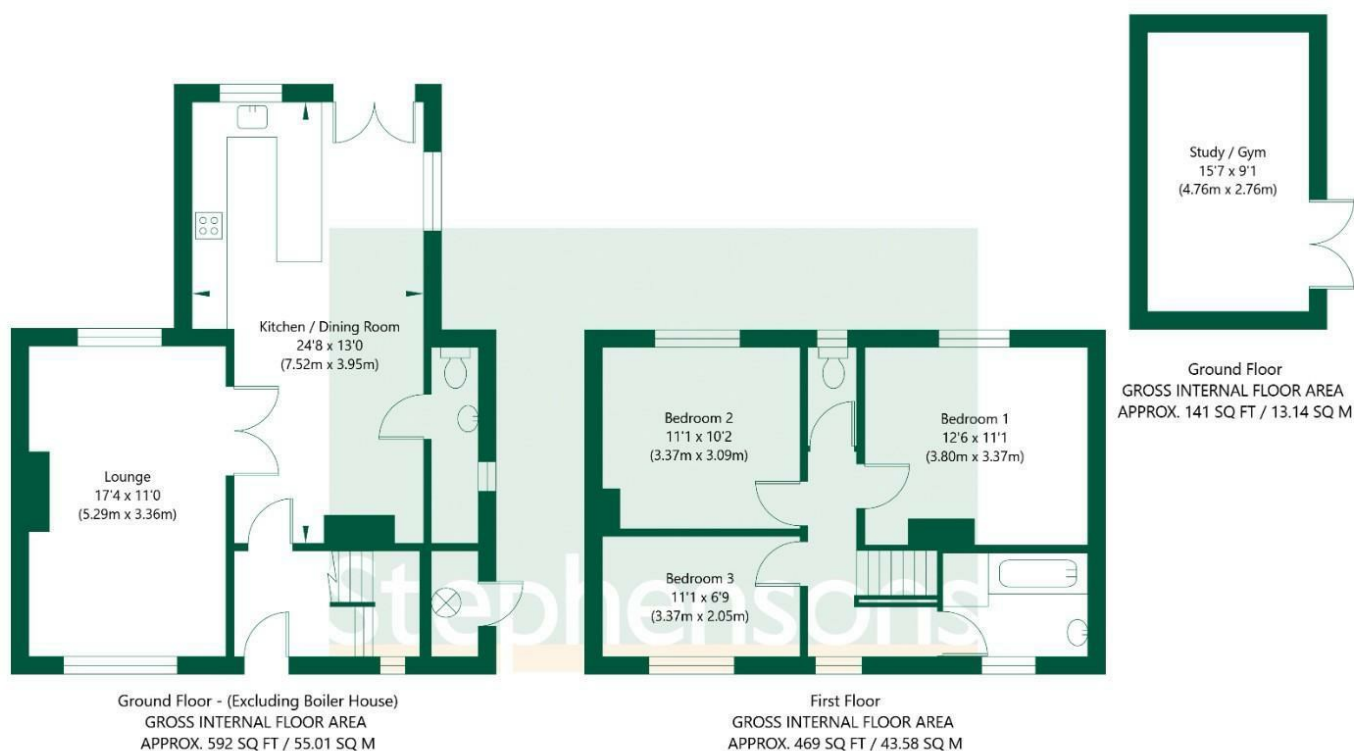
\*Download speeds vary by broadband providers so please check with them before purchasing.







# Coney Hill, Kelfield, YO19 6RL



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
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York Auction Centre	01904 489731
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## Partners

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 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
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 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

## Associates

N Lawrence

