



Blakeney Lodge, Hillam Road, Gateforth, YO8 9LQ

Stephensons

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EST. 1871





A skilfully extended three bedroom detached bungalow offering spacious internal living accommodation and occupying a choice position overlooking the village green.

The property welcomes you into an internal entrance lobby having built in storage units and leads through into the open plan kitchen and beyond. Without doubt the feature room of the property is the stunning open plan dining kitchen which has been comprehensively upgraded in the recent past with a stylish range of built in wall and base units to three sides with solid wood worktops over, incorporating two Belfast sink unit with chrome mixer tap. There is a free standing five ring Baumatic gas stove with two ovens one of which is a baking oven, with stainless steel extractor hood fitted above in addition to a built in automatic dishwasher, washing machine, tumble dryer and fridge freezer unit and two under unit plinth heaters. The kitchen benefits further from stone tiled flooring and two uPVC framed double glazed windows to the property's front and side elevation.

The adjoining dining room has ample space for appropriate dining furniture and a useful storage cupboard. The dining room has coving to the ceiling, stone tiled flooring, double radiator and an uPVC framed double glazed window to the side elevation.





The principal room is a spacious lounge located at the rear of the property having a feature electric fire place in addition to wood effect laminate flooring, double radiator and two uPVC framed double glazed windows to the side and rear elevations. Located off the lounge is a spacious conservatory of brick and uPVC construction, having vinyl flooring, double radiator and French doors leading out to the rear garden. The conservatory is perfectly placed for relaxing and also provides additional internal accommodation ideal for a dining setting. The property's snug has a uPVC framed double glazed French doors providing access to the front garden. The snug has twin storage cupboards, a double radiator, access to the master suite and staircase to the first floor accommodation.

The master bedroom suite is located at the rear of the property having full width fitted wardrobes in addition to a uPVC framed double glazed French door and en-suite which forms part of the property's skilful extension. The modern en-suite comprises of a roll top bath, corner shower cubicle, pedestal hand wash basin and low flush wc. The en-suite benefits further from a wall mounted mirror fronted bathroom cabinet, chrome heated towel rail and a uPVC framed double glazed window.

The downstairs accommodation is completed by a contemporary house bathroom comprising of a walk-in shower cubicle, vanity hand wash basin, bidet and low flush wc. The fully tiled bathroom benefits further from a chrome heated towel rail, recessed spotlights and a wall mounted mirror fronted bathroom cabinet.

The first floor landing services a further two double bedrooms and an additional storage cupboard. Bedroom two has three double glazed Velux windows enjoying pleasant front and rear views. There is a walk in dressing room in addition to recessed spotlights and a double central heating radiator. Bedroom three is also fitted with three Velux windows and a double central heating radiator.



Externally, one of the main features of Blakeney Lodge is its attractive private front and rear gardens. The property's rear garden is enclosed to all three sides by fence and hedge boundaries, being mainly laid to lawn. There is a paved patio area providing ample space for free standing garden furniture, and the timber framed garden shed is also included within the sale. A single detached garage will be found at the rear of the property accessed by an electric door, having power and plenty of storage space. To the front of the property there is off street parking to facilitate numerous motor vehicles and a raised front garden being mainly laid to lawn and enclosed to all sides. The property combines the charm of a characterful property with flowing internal living accommodation, and an early inspection is strongly recommended to appreciate this opportunity.

**Tenure** – Freehold     **EER** – 56 (D)  
**Services** – Mains electricity, water & drainage  
**Council Tax** – Selby Council Band - C  
**Viewings** – Via Selby Office 01757 706707



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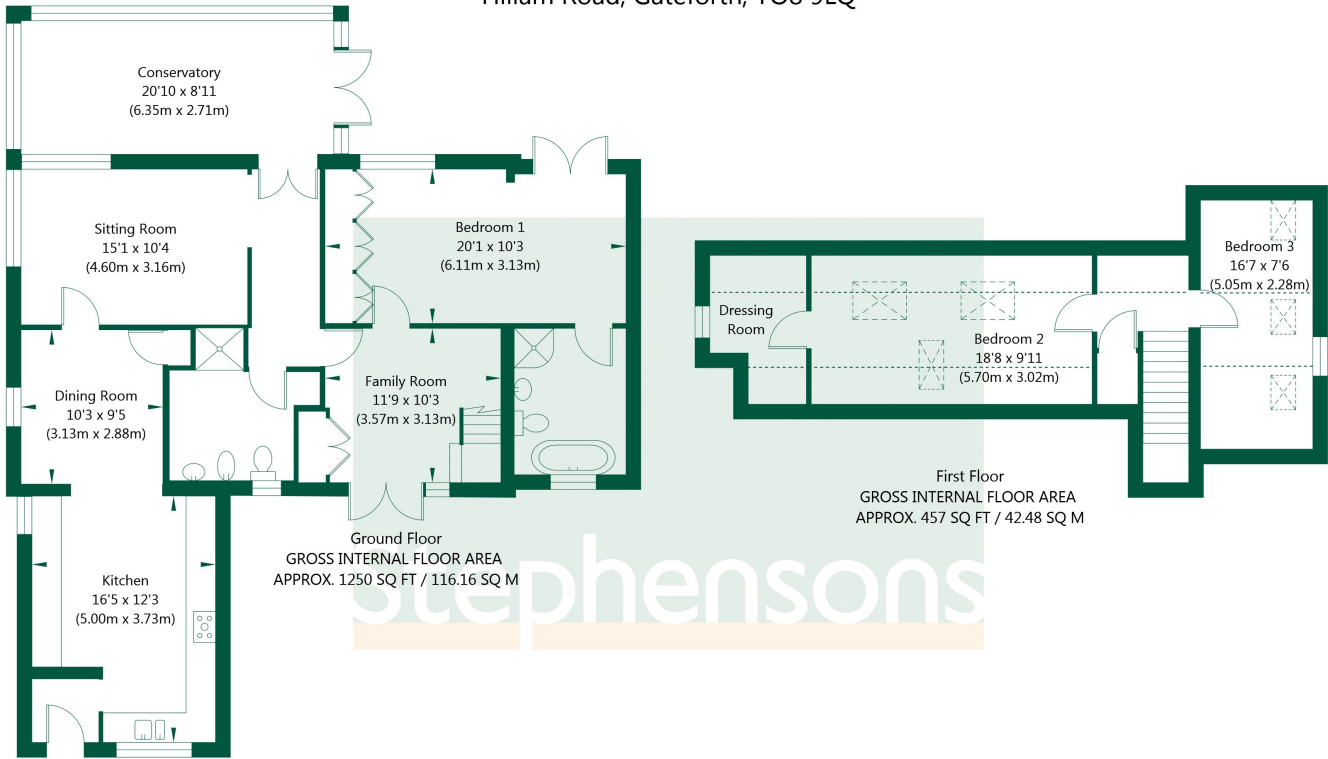
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All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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