



108 Main Street Wressle YO8 6ET

£500,000
FREEHOLD

We are pleased to welcome to the market this substantial four bedroom, detached family home situated in a peaceful position in the sought-after village of Wressle. The village of Wressle is a Domesday Village situated on the banks of the River Derwent and it one of the smallest villages in Howdenshire Yorkshire. The village offers various amenities including a railway station with three trains to York daily, the historic Wressle castle, lovely small church and a community hall. Internally the property comprises a spacious drawing room, dining room, kitchen/breakfast area to the rear elevation that enjoys fantastic views over the rear garden, a useful utility and separate W.C. To the first floor there are four double bedrooms with one having the benefit of an en-suite and a separate house bathroom. Outside the property occupies a generous plot with a pebbled driveway to the front elevation that provides ample off-street parking, a large detached double garage with a separate office room and a studio that benefits from a W.C. Extending on from the garage there are substantial gardens that are private, landscaped and predominately laid to lawn with mature trees, hedges and open field views beyond. An internal inspection is highly recommended to fully appreciate the spacious living accommodation and potential that this property has to offer.

EPC: E



• Substantial detached family home • Quiet countryside village location • Two spacious reception rooms • Kitchen / breakfast room and a separate utility • Ground floor cloakroom • Four generous double bedrooms • House bathroom and an en-suite to the master

Entrance Hall

A welcoming entrance hall with one central heating radiator, a useful storage cupboard and a loft access hatch.

Cloakroom

A useful ground floor cloakroom with half tiled walls and comprising of a W.C, hand wash basin and one central heating radiator.

Drawing Room

A spacious reception room located to the front elevation of the property with double bay windows and a feature log burning stove sat on a slate hearth with timber surround.

Dining Room

A large dining room with the stair way to the first floor, a useful understairs storage cupboard and one central heating radiator.

Kitchen / Breakfast Room

Located to the rear elevation of the property, with plentiful base and wall units finished in cream with laminate worktops, upstand, splashback and half tiled walls. There are a variety of integrated appliances including a Lamona four ring electric hob, with a concealed extractor fan above, oven, grill and a stainless steel sink with two drying areas. There is also the necessary space for an under counter fridge, washing machine, a useful pantry cupboard and a side access door.

Utility

Accessed from the kitchen with timber effect laminate flooring, cream base units with laminate work tops and upstand. There is also a stainless steel sink with drying area, a floor mounted Worcester Oil boiler, one central heating radiator and a side access door. Finally, there is the necessary space for a washing machine, dryer, fridge and separate freezer.

Landing

A spacious landing with a large storage cupboard, loft access and one central heating radiator.

Bathroom

Comprising of a useful storage cupboard and a white bathroom suite with a wash hand basin, W.C, one central heating radiator, a panelled bath and fully tiled walls.

Bedroom One

A spacious double bedroom located to the rear elevation of the property with one central heating radiator.

En-Suite

Leading on from bedroom one and comprises of a central heating radiator, wash hand basin, W.C and a newly fitted panelled bath with an electric shower over and fully tiled walls. The remaining walls have been tiled to half height.

Bedroom Two

A substantial double bedroom located to the front elevation of the property with one central heating radiator.

Bedroom Three

A sizeable double bedroom located to the front elevation with one central heating radiator.

Bedroom Four

Located to the rear elevation, the fourth and final double bedroom with one central heating radiator.

Garage

Comprising of three separate sections.

The primary garage (18'9 x 19'6) with an electric up and over door



- Substantial and mature gardens
- Large detached garage with an additional office room and a 'studio' room
- Viewing highly recommended

and power.

Office (10'9 x 18'9)

Finally, there is a rear studio with an entrance (5'1' x 6'4) W.C with hand wash basin with a useful cupboard below and W.C (5'4 x 3'9) and the primary area that extends to (12'6 x 11).

Outside

To the outside the property is set back from the road and occupies a substantial plot, with a pebbled parking area to the front elevation with mature plant and tree borders. To the rear there is a large garden that is predominately laid to lawn and has been landscaped into two areas. The first accessed directly from the rear of the property with gated access, a large patio seating area, a further pebbled parking area and then onto the lawn that also benefits from a timber storage shed. Leading on from here, iron gates provide access into the second half of the garden which is again predominately laid to lawn, with hedge borders, summerhouse and boasts beautiful views of the open countryside.

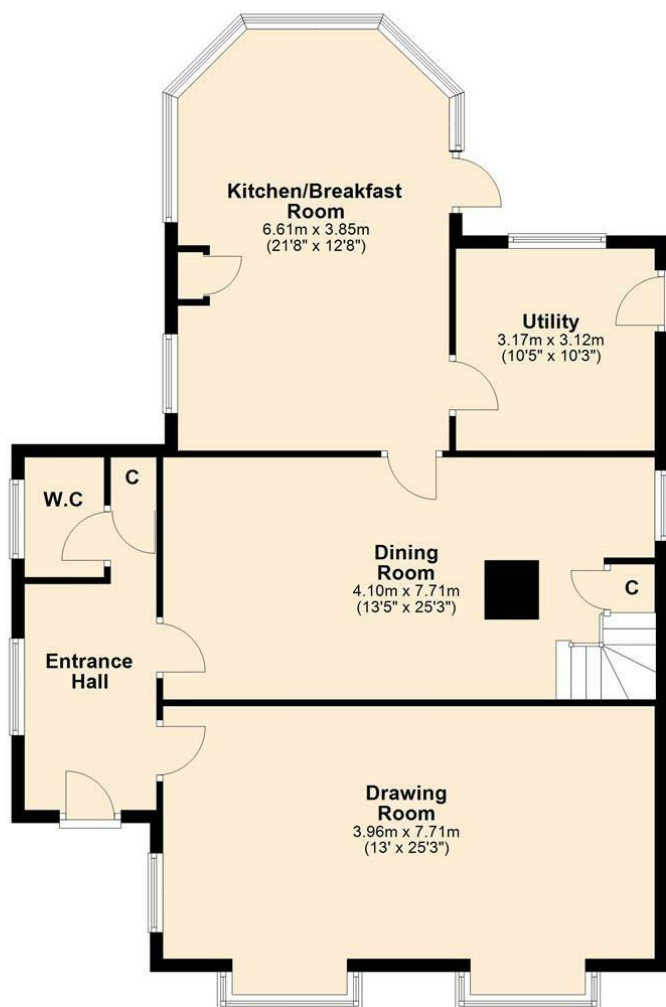
An internal inspection is highly recommended to fully appreciate the spacious living accommodation that this property has to offer.

Agents Note

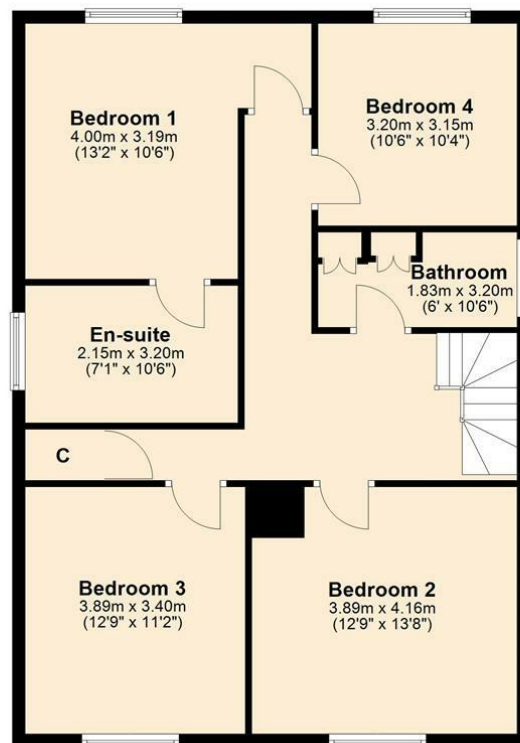
This property benefits from oil fired central heating and is connected to a water treatment plant for the foul waste.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	82
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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