

SIMPLY STUNNING. This large detached property provides versatile living accommodation that has been renovated to a high standard. The property has fabulous views over open countryside and is set in this popular village within easy reach of York. Bright and spacious throughout, the property comprises entrance hallway. lounge, large open plan living kitchen with high quality fitted units and integrated appliances, living/dining area with French doors to garden, utility room, master bedroom suite with dressing room and large en-suite, quest bedroom with en suite, 4 further bedrooms (one currently used as study) and two family bathrooms/w.c. To the outside is a front garden with ample car parking leading to a large brick garage whilst to the rear is a large garden with open aspects. The front wing of this property can easily be used as a self contained area for relatives. An internal viewing is essential to appreciate the size and quality of this stunning accommodation.

Entrance Hall

Sitting Room

Living Kitchen

Utility Room

Guest Bedroom with En-Suite

Bedroom 3

Bathroom

Master Bedroom with Dressing Room & En-Suite

Study/Bedroom

Bedroom 4

Bedroom 5

Bathroom



















FLOOR PLAN LOCATION Ground Floor 1885 sq.ft. (175.1 sq.m.) approx. Utility Room 10'3" x 5'3" 3.13m x 1.61m Bedroom 3 3.45m x 3.22m Living Kitchen 28 3" x 19'1" 8.60m x 5.82m Sitting Room **Guest Bedroom** 15'1" x 12'0" Hallway 11'9" x 9'8" 3.57m x 2.96m 4.61m x 3.66m Master Bedroom 13'8" x 13'5" 4.17m x 4.08m Study/Bedroom 9'0" x 7'5" 2.75m x 2.27m Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** 97 (92 plus) A Bedroom 4 14'9" x 9'0" Bedroom 5 11'0" x 9'1" 3.35m x 2.76m 4.50m x 2.75m (69-80) (55-68) 46 (39-54) (21-38) G

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TOTAL FLOOR AREA: 1885 sq.ft. (175.1 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and on inspirability all sear for any error, and any other terms are approximate and on inspirability all sear for any error, 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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Not energy efficient - higher running costs

England & Wales

EU Directive

2002/91/EC