



1 Meadow View Thorganby
York, YO19 6FH
£375,000

PERFECT HOME FOR A YOUNG FAMILY LOOKING TO MOVE WITHIN THE FULFORD SCHOOL CATCHMENT AREA, but equally as appealing if you are planning to downsize or just want a lovely home in the country. This double fronted three bedroom detached house forms part of a small exclusive development. Located in the beautiful village of Thorganby with stunning countryside on your doorstep, there is a real community feel whilst not compromising on having easy access to the A64 and York City Centre. With the benefit of central heating and double glazing the property has been maintained to a high standard throughout and is ready to move into. The bright and spacious living accommodation comprises entrance hallway, through living room with wood burning stove and bi-fold doors to rear, large dining kitchen with full range of fitted units and integrated appliances, utility room and cloaks/w.c., first floor landing, two double sized bedrooms and one large single bedroom, family bathroom/w.c with modern suite. Front garden with driveway leading to a detached brick garage. Good sized private south facing rear garden. NO FORWARD CHAIN. An internal viewing is strongly recommended.

Location

Thorganby is an idyllic community village located to the south of York with easy commuter links in to the city and on to the A19 and A64.. The village includes a Village Hall/ community centre, a traditional country pub and popular children's outdoor play area. The neighbouring village of Wheldrake provides a local supermarket/Post Office, pub and coffee shop/deli. There are school buses that lead to Wheldrake primary school and Fulford secondary school.

Entrance Hall

Living Room

16'5 x 10'2 (5.00m x 3.10m)





Kitchen/Dining Room
16'5 x 10'2 (5.00m x 3.10m)

Utility Room

WC

First Floor Landing

Bedroom 1
10'6 x 9'2 (3.20m x 2.79m)

En-Suite

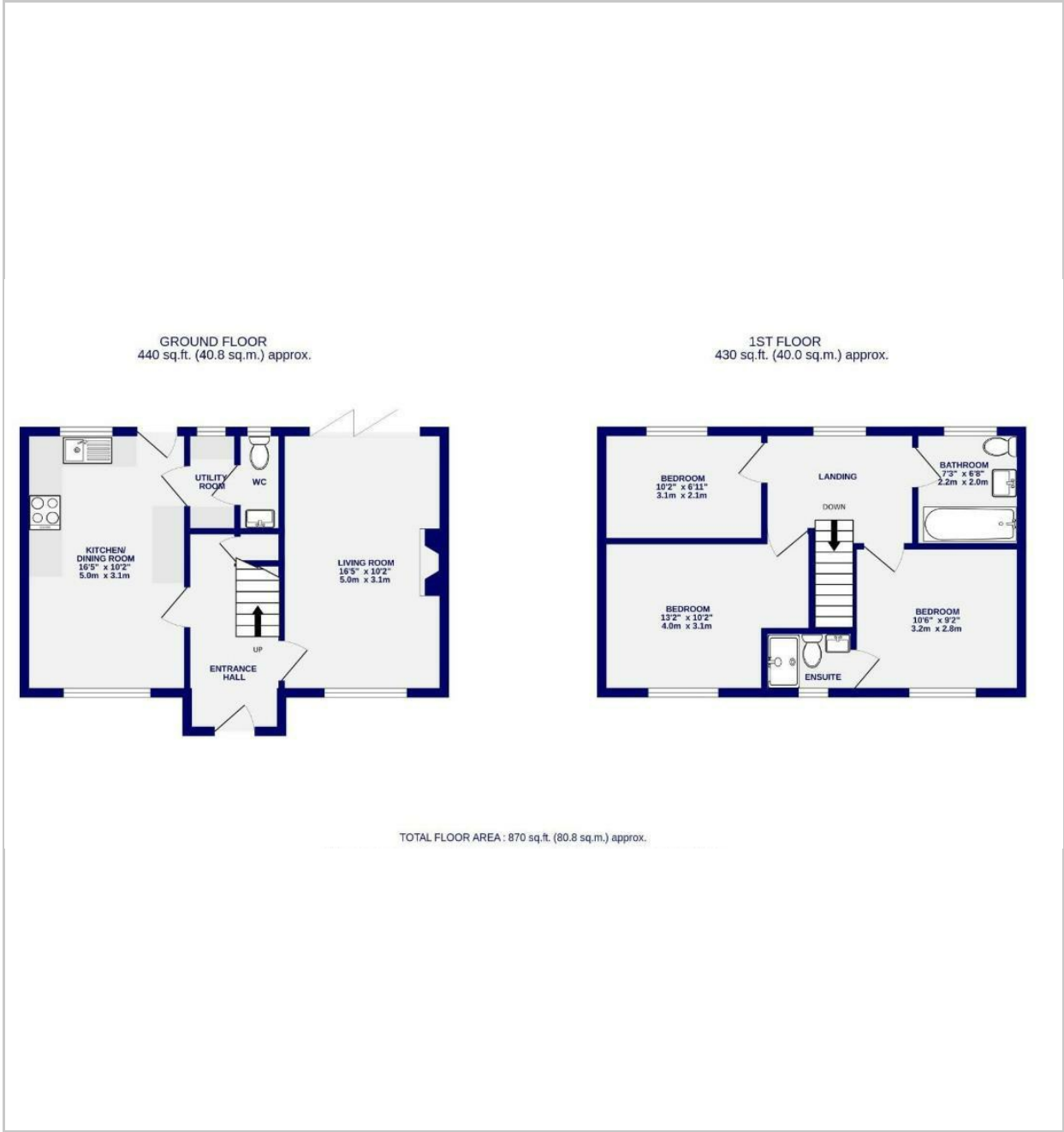
Bedroom 2
13'2 x 10'2 (4.01m x 3.10m)

Bedroom 3
10'2 x 6'11 (3.10m x 2.11m)

Bathroom
7'3 x 6'8 (2.21m x 2.03m)



FLOOR PLAN



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

LOCATION



EPC

