

A LARGE 4 BEDROOM TRADITIONAL STYLE DETACHED HOUSE SET ON A GOOD SIZED CORNER PLOT WITHIN THIS SOUGHT AFTER VILLAGE WITH EASY ACCESS TO YORK AND ALSO TO WETHERBY & HARROGATE. The spacious living accommodation has the benefit of upvc double glazing and oil-fired central heating and comprises entrance hall, shower room/w.c., large lounge, separate dining room, fitted kitchen, landing 4 bedrooms and bathroom/w.c. Driveway to an attached brick garage. Good sized gardens to front and side. An internal viewing is recommended.

## **Entrance Porch**

## **Entrance Hall**

Kitchen

16'0" x 10'11" (4.88m x 3.35m)

Lounge

17'3" x 12'11" (5.28m x 3.96m)

**Dining Room** 

16'0" x 12'4" (4.90m x 3.78m )

**Shower Room** 

**Rear Porch** 

**First Floor Landing** 

**Bedroom 1** 

15'3" x 12'11" (4.67m x 3.96m)

**Bedroom 2** 

13'1" x 9'1" (4.01m x 2.79m)

**Bedroom 3** 

9'6" x 8'0" (2.92m x 2.46m)

**Bedroom 4** 

12'9" x 8'9" (3.91m x 2.69m)

**Bathroom** 

Garage



















## **LOCATION FLOOR PLAN** Ground Floor 996 sq.ft. (92.6 sq.m.) approx. 1st Floor 729 sq.ft. (67.7 sq.m.) approx. Rufforth Primary School Garage Lounge 17'4" max x 13'0" max 5.28m max x 3.96m max Rufforth Coogle Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A TOTAL FLOOR AREA: 1725 sq.ft. (160.3 sq.m.) approx. Whist every attempt has been made to ensure the accuracy of the Booplan contained here, measurements of doors, windows, come and any other tierns are approximate and no responsibility to taken for any error, properties properties and provided the properties of t 75 (69-80) (55-68) 51 (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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