

A FABULOUS EXTENDED 4 BEDROOM DETACHED HOUSE WITH OPEN ASPECT TO REAR SET IN THIS HIGHLY SOUGHT AFTER VILLAGE WITH EASY ACCESS IN TO YORK AND TO THE A64. The property provides bright and tastefully presented living space with high quality internal fittings and comprises entrance hall, cloaks/w.c, large sitting room, family room, superb large open plan living/dining kitchen with bifold doors to the rear garden, utility room, landing, large master bedroom suite including walk in dressing room and en suite shower room/w.c., 3 further bedrooms and family bathroom/w.c. Driveway leading to an attached brick garage. Lawned gardens to rear with lovely open aspect over countryside to rear. An internal viewing is highly recommended.

#### Hallway

## **Sitting Room**

20'9" x 11'5" (6.34m x 3.49m)

## **Family Room**

11'5" x 10'11" (3.48m x 3.35m)

# Living/Dining Kitchen

24'8" x 21'1" (7.54m x 6.45m)

## **Utility Room**

### **Bedroom 1**

16'4" x 10'11" (5.00m x 3.33m)

#### **En-Suite**

8'5" x 4'8" (2.57m x 1.43m)

## **Dressing Room**

13'10" x 11'10" (4.24m x 3.62m)

#### Bedroom 2

11'5" x 11'0" (3.49m x 3.36m)

#### **Bedroom 3**

12'9" x 9'1" (3.90m x 2.79m)

#### **Bedroom 4**

9'9" x 7'8" (2.98m x 2.34m)















**Bathroom** 7'8" x 6'3" (2.34m x 1.91m)

**Garage** 19'3" x 11'10" (5.89m x 3.62m)



## **LOCATION FLOOR PLAN** Temple Ln Cowper Ln Moor End Farm Darling Ln Acaster Malbis Ground Floor 1269 sq.ft. (117.9 sq.m.) approx. 1st Floor 833 sq.ft. (77.4 sq.m.) approx. Acaster Malbis Methodist Church Dressing Room Garage 19'4" x 11'11" 5.89m x 3.63m Bedroom 1 16'5" x 10'11" 5.00m x 3.33m Coords Map data @2025 **Energy Efficiency Rating** TOTAL FLOOR AREA: 2102 sq.ft. (195.3 sq.m.) approx. Potential Whilst every attempt has been made to ensure the accuracy of the flooplan contained here, measurements of doors, windows, rooms and any other thems are approximate and no responsibility is taken for any error, more provided to the contract of the contrac Very energy efficient - lower running costs **EPC** (92 plus) A 80 71 (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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