



Glebe House Main Street Thorganby

York, YO19 6DB

Guide Price £725,000



A FABULOUS 4 BEDROOM EXECUTIVE DETACHED HOUSE SET IN THIS POPULAR VILLAGE TO THE SOUTH OF YORK WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS IN TO YORK CITY CENTRE. The property has been upgraded and maintained to a high standard by the present owners to provide bright and spacious family living space comprising; entrance hallway, cloaks/w.c., study, family room, large sitting room with French doors to garden, superb open plan living kitchen with sitting and dining areas and contemporary fitted kitchen with large breakfast bar and integrated appliances, laundry/boot room, landing, master bedroom with dressing room and en-suite shower room/w.c., 3 further bedrooms, family bathroom with roll top bath and walk in shower. Driveway to a detached double garage with utility. Private lawned rear garden. An internal viewing is highly recommended.

Hallway

Living Kitchen

24'0" x 21'7" (7.32m x 6.58m)

Sitting Room

19'1" x 11'10" (5.84m x 3.61m)

Family Room

11'10" x 9'1" (3.61m x 2.79m)

Study

14'0" x 8'11" (4.27m x 2.74m)

Laundry/Boot Room

8'2" x 8'0" (2.50m x 2.46m)

Downstairs WC

Utility Room

13'2" x 5'7" (4.03m x 1.71)

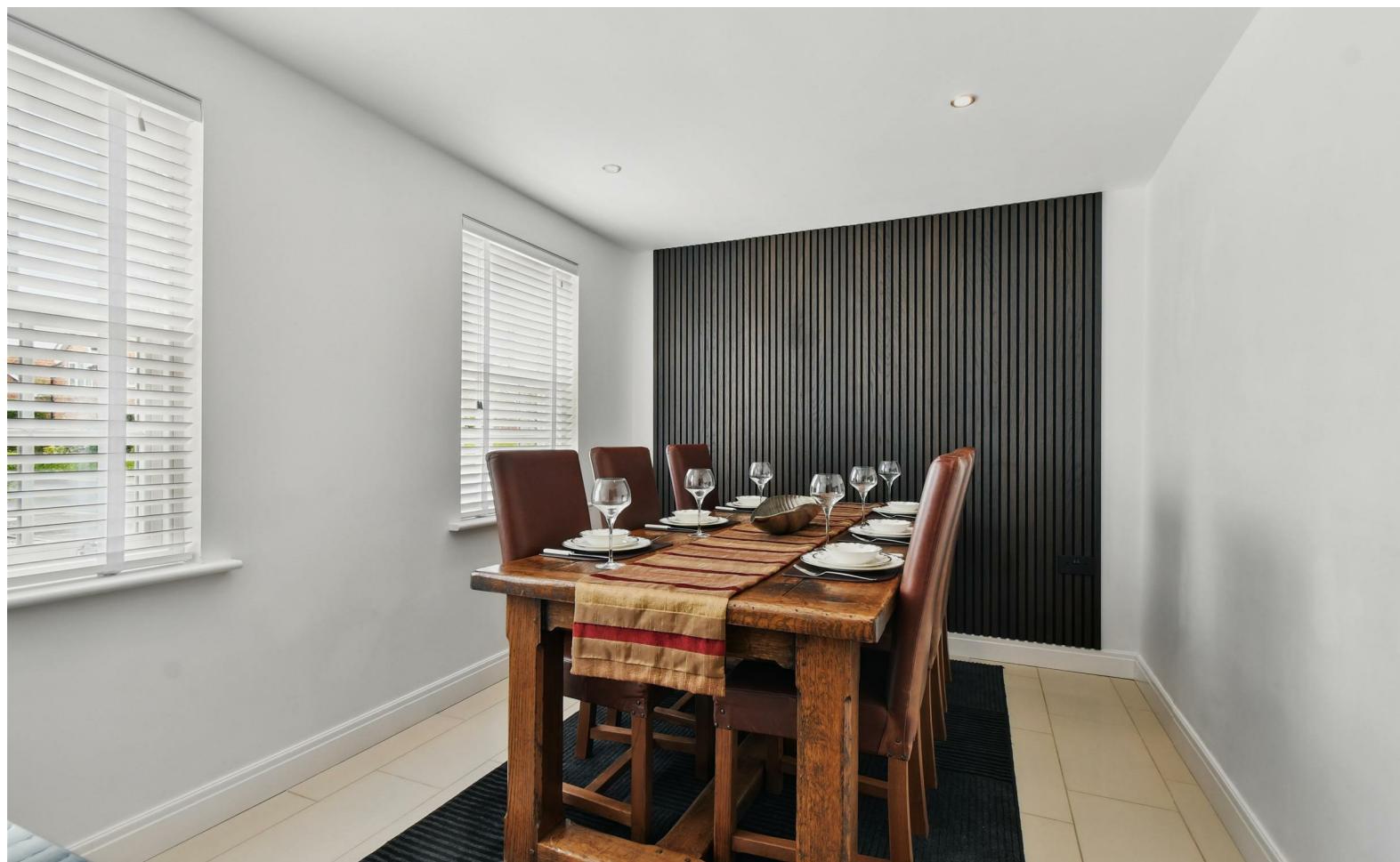
Bedroom 1

15'1" x 12'0" (4.62m x 3.66m)

Dressing Room

12'0" x 6'5" (3.66m x 1.98m)





En-Suite
9'6" x 6'0" (2.90m x 1.83m)

Bedroom 2
12'4" x 12'0" (3.76m x 3.68m)

Bedroom 3
12'9" x 10'11" (3.91m x 3.35m)

Bedroom 4
10'11" x 9'6" (3.35m x 2.90m)

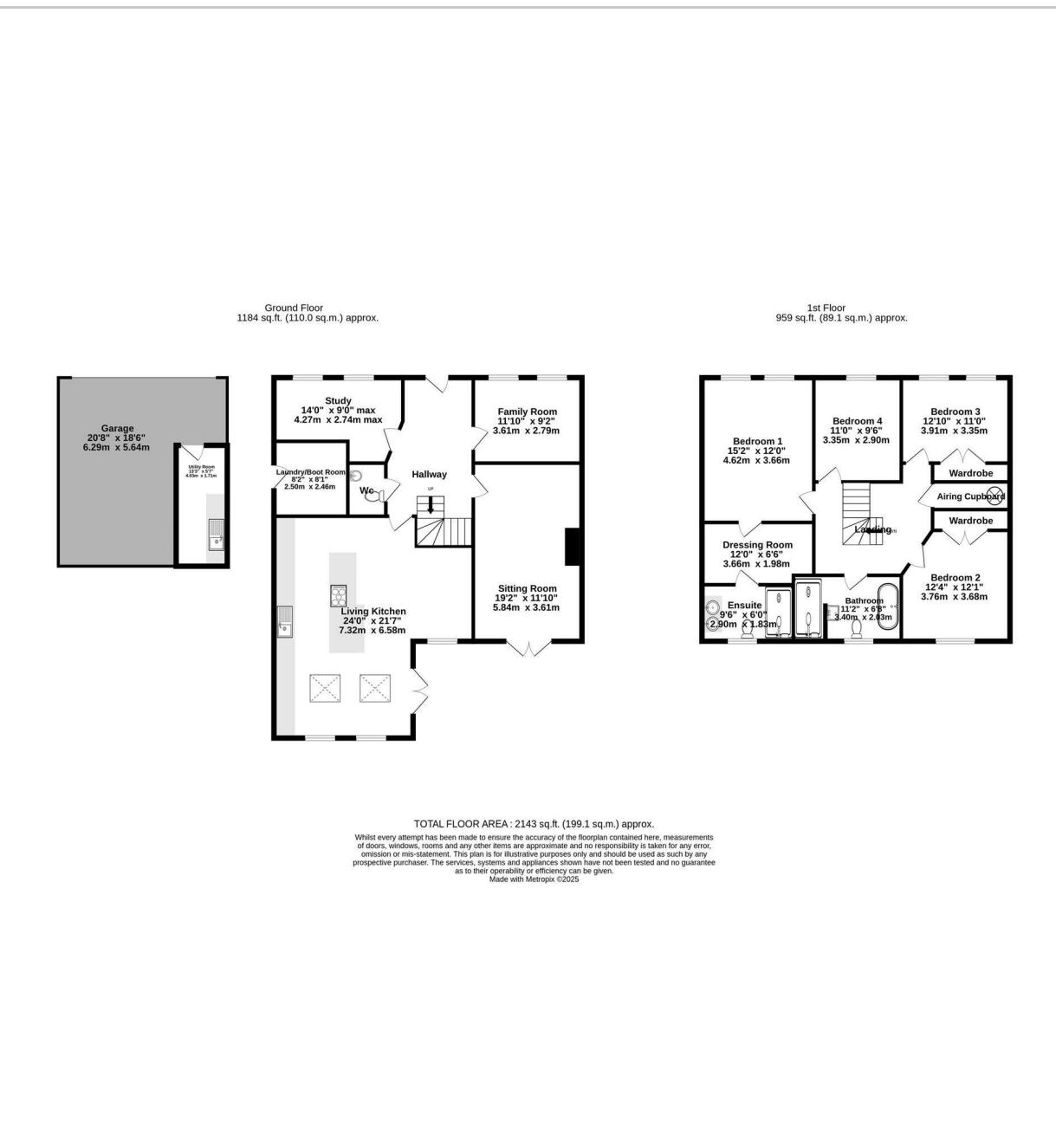
Bathroom
11'1" x 6'7" (3.40m x 2.03m)

Garage
20'7" x 18'6" (6.29m x 5.64m)

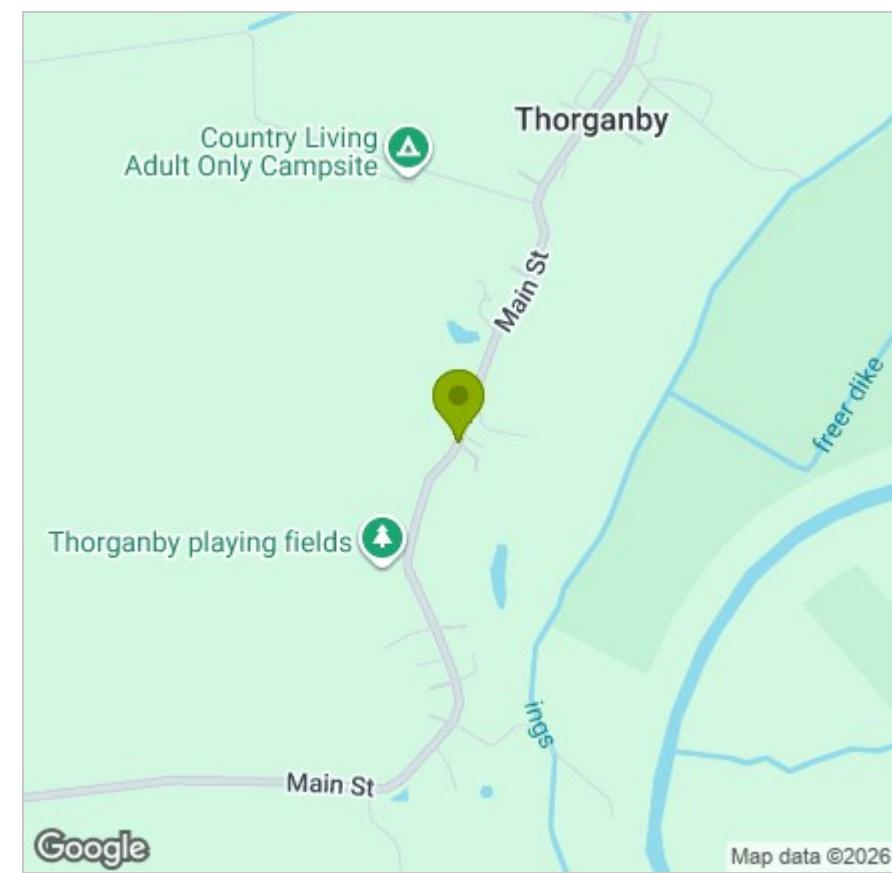
Attic Room
15'5" x 34'1" (4.70m x 10.4m)



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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