

A FABULOUS DOUBLE FRONTED DETACHED PERIOD PROPERTY SET ON THE MAIN STREET OF THIS POPULAR VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND WITH EASY ACCESS IN TO YORK CITY CENTRE. The property provides extremely spacious family living space comprising hallway, cloaks/w.c, large sitting room with sliding doors to garden, family room, dining kitchen with full range of fitted units and French doors to garden, utility room, landing, large master bedroom with en-suite shower room/w.c., 3 further good sized bedrooms, large family bathroom with bath and separate shower cubicle. Lawned front garden and driveway leading to a 25' brick garage. Good sized lawned rear garden with open aspect to rear. An internal viewing is recommended.

### **Hallway**

# **Living Room**

21'11" x 12'0" (6.70m x 3.66m)

### Kitchen/Diner

18'4" x 12'4" (5.59m x 3.78m)

### **Family Room**

12'8" x 12'2" (3.88m x 3.71m)

### **Utility Room**

12'2" x 4'11" (3.71m x 1.50m)

### **Bedroom 1**

18'6" x 12'2" (5.64m x 3.71m)

### **En-Suite**

9'8" x 4'0" (2.97m x 1.24m)

# Bedroom 2

12'7" x 12'0" (3.86m x 3.66m)

### **Bedroom 3**

12'2" x 8'9" (3.71m x 2.67m)

### **Bedroom 4**

9'1" x 8'7" (2.78m x 2.64m)

### **Bathroom**

14'11" x 9'3" (4.56m x 2.82m)

## Garage

25'0" x 10'8" (7.64m x 3.26m)



















# **LOCATION FLOOR PLAN** Thorganby Country Living Adult Only Campsite Ground Floor 1115 sq.ft. (103.6 sq.m.) approx. 1st Floor 835 sq.ft. (77.6 sq.m.) approx. Kitchen/Diner 18'4" x 12'5" 5.59m x 3.78m Bedroom 1 18'6" x 12'2" 5.64m x 3.71m Garage 25'1" x 10'8" 7.64m x 3.26m Utility Room 12'2" x 4'11" 3.71m x 1.50m Thorganby playing fields Ensuite 9'9" x 4'1" 2.97m x 1.24m Family Room 12'9" x 12'2" 3.88m x 3.71m Cooole Map data @2025 **Energy Efficiency Rating** Potential TOTAL FLOOR AREA: 1951 sq.ft. (181.2 sq.m.) approx. Very energy efficient - lower running costs **EPC** White every attempt has been made to ensure the accuracy of the Bioplain contained here, measurement of doors, windows, rooms and any other literia are approximate and no responsibility to laten for any error, on the property of the cospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. 96 (92 plus) A (69-80) (55-68) (39-54) 41 (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales**

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.

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