

A MODERN 4 BEDROOM DETACHED HOUSE WITH A LOVELY WEST FACING REAR GARDEN SET IN THIS SOUGHT AFTER VILLAGE CLOSE TO LOCAL AMENITIES WITHIN FULFORD SCHOOL CATCHMENT AND WITH EASY ACCESS INTO YORK AND TO THE A64. The property which has the benefit of gas central heating and uPVC double glazing has been maintained to a high standard and provides tastefully presented family living accommodation comprising; entrance hall, cloaks/w.c., large sitting room, dining room with French doors to garden, spacious breakfast kitchen with fitted units and French doors to garden, utility room, landing, master bedroom with en-suite bathroom/w.c., 3 further bedrooms, family bathroom/w.c. Front garden with driveway leading to an attached brick garage. Larger than average private lawned rear garden. An internal viewing is recommended.

## **Hallway**

Entrance door, stairs to first floor. Doors to

# **Sitting Room**

20'10" x 10'9" (6.37m x 3.30m)

Large family living room with bay window to front, Adams style fireplace. Opening to

# **Dining Room**

11'10" x 9'1" (3.61m x 2.77m) French doors to rear garden. Door to

#### **Breakfast Kitchen**

16'6" x 11'8" (5.03m x 3.58m)

Good range of modern fitted units withbuilt in oven and hob and integrated wine fridge, window to rear. Breakfast area with french doors to rear garden and door to

## **Downstairs WC**

6'2" x 2'9" (1.88m x 0.86m)

# **Utility Room**

8'4" x 5'1" (2.55m x 1.56m)

Base units incorporating sink. Door to side



















## Landing

Window to side, balustrade, airing cupboard. Doors to

#### **Bedroom 1**

12'0" x 10'11" (3.66m x 3.35m) Window to front. Door to

## **En Suite Bathroom**

6'5" x 5'4" (1.96m x 1.63m)

White suite comprising panelled bath with shower above, wash hand basin, w.c

#### Bedroom 2

11'1" x 10'7" (3.38m x 3.25m) Window to rear

#### **Bedroom 3**

8'0" x 7'6" (2.44m x 2.29m) Window to rear

## **Bedroom 4**

8'8" x 6'3" (2.65m x 1.91m) Window to front

# **Family Bathroom**

6'5" x 5'4" (1.96m x 1.63m)

Suite in white comprising panelled bath with shower above, wash hand basin, w.c

#### Outside

Front garden with driveway leading to an attached brick garage (18ft x 8ft) with roll over door, power and light. Good sized west facing lawned rear garden with patio area, flower borders well stocked with shrubs and bushes.

# **FLOOR PLAN LOCATION** Ground Floor 821 sq.ft. (76.3 sq.m.) approx. 1st Floor 546 sq.ft. (50.8 sq.m.) approx. Greengales Ln Bedroom 8'8" x 6'3" 2.65m x 1.91m Bedroom 12'0" x 11'0" 3.66m x 3.35m Garage 18'0" x 8'0" 5.49m x 2.44m Wheldrake Yorkshire Food Finder Utility Room 8'5" x 5'1" 2.55m x 1.56m Bedroom 11'1" max x 10'8" 3.38m max x 3.25m Bedroom Kitchen/Breakfast Room 16'6" x 11'9" 5.03m x 3.58m 8'0" x 7'6" 2.44m x 2.29m Coogle Map data @2025 **Energy Efficiency Rating**

Potential Very energy efficient - lower running costs **EPC** (92 plus) A 74 (69-80) 70 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs

**England & Wales** 

EU Directive

2002/91/EC

TOTAL FLOOR AREA: 1368 sq.ft. (127.1 sq.m.) approx.

Whitst every attempt has been made to susse the accuracy of the floopian contained here, measurement of doors, windows, rooms and any other items are approximate and no responsible to taken for any error, or the sussent of the sussent interest of the suspensible of the suspensible to taken for any error, or the suspensible of the susp

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