



MARK STEPHENSONS
ESTATE & LETTING AGENTS



- WELL EXTENDED
- FOUR BEDROOMS
- EXTENSIVE LIVING SPACE
- SOUGHT AFTER VILLAGE

1 Woodlands, Warthill, YO19 5XN

£345,000

HIGHLY SOUGHT TRADITIONAL VILLAGE LOCATION. WELL EXTENDED. EXCELLENT GROUND FLOOR SPACE. SUPERB ALL ROUND PRESENTATION. FOUR BEDROOMS. ENSUITE AND FAMILY BATHROOM. LARGE GARAGE. LOTS OF PARKING SPACE. ESTABLISHED GARDENS. UTILITY ROOM AND CLOAKS/WC. EASY ACCESS TO CITY OF YORK AND THE A64.



GENERAL

Warthill is a popular village located 2 miles from the village of Dunnington, which has a wide range of local facilities, including shops, pubs, post office, library, doctors surgery, dentist and an excellent primary school. For a wider range of services York itself is readily accessible together with the retail outlets at Monk Cross, Vangarde shopping centre, Clifton Moor and McArthur Glen. Communication links are excellent with the A64 giving excellent access to the A1 and motorway network.

Excellent schooling is available, including the well regarded Warthill primary school and Huntington secondary school, both of which are Ofsted rated outstanding.

SERVICES

Mains gas (modern combi boiler) water, electricity and drainage are all connected. Solar panels are fitted to the rear south facing elevation and currently generate an income of approx £1500 per annum. We understand they were installed in 2012 under a 25 year agreement.

COUNCIL TAX

Band C £1,705.32

GROUND FLOOR

HALLWAY

Radiator, wood floors.

WC

Two piece cloakroom suite, front window, radiator.

UTILITY ROOM

Base and wall cupboards, plumbed for a washing machine, Ideal gas modern combi, radiator, rear door.

SITTING ROOM

14' 5" x 10' 11" (4.4m x 3.3m) Front window with radiator under, solid fuel stove on a stone hearth under deep mantel, double doors into:-



DINING ROOM

13' 9" x 9' 8" (4.2m x 3.0) Wood floors, radiator, double doors into:-

CONSERVATORY

12' 2" x 6' 10" (3.7m x 2.1m) uPVC double glazed, radiator, continuation of wood floors from the dining room, double doors out.

DINING KITCHEN

Well fitted base and wall units, built-in fridge and freezer, under stairs cupboard, Rangemaster stove (electric oven, gas hob), radiator, rear window.

FIRST FLOOR

LANDING

Radiator, loft hatch.

BEDROOM ONE

13' 11" x 10' 1" (4.2m x 3.1m) Front window, radiator, extensive full length wardrobes.

ENSUITE

Traditional style three piece suite and separate shower cubicle, radiator, side window.

BEDROOM TWO

11' 11" x 10' 11" (3.6m x 3.3m) Front window with radiator under.

BEDROOM THREE

11' 7" x 9' 9" (3.5m x 3.0m) Rear window with radiator under.

BEDROOM FOUR

8' 9" x 7' 9" (2.7m x 2.4m) Front window with radiator under.

BATHROOM

Modern three piece white suite and separate shower cubicle, rear window, radiator.



OUTSIDE

FRONT GARDEN

Generous frontage allows lots of off street parking.

GARAGE

18' 6" x 11' (5.6m x 3.4m) Detached brick under tile garage with power and light, remote door, side personal door.

REAR GARDEN

Mature and well kept gardens including lawned plot and good sized stone flagged patio, path and gated from the left hand



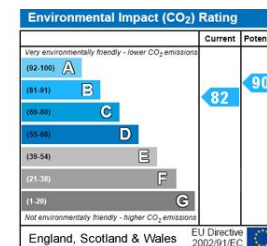
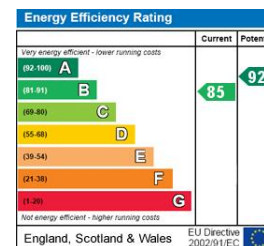
Approximate Gross Internal Area 1422 sq ft - 132 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.