



- A stunning family home with a substantial garden
- Bespoke handcrafted timber fixtures, which includes an impressive oak staircase
- Open plan kitchen/diner and a separate utility room
- Two reception rooms
- Annex with a kitchen, shower room and bedroom
- Three double bedrooms, one with a contemporary glass wet room
- A fully fitted walk in dressing room that could be turned back to a fourth bedroom
- Double garage and gated off street parking
- Solar panels and a waste treatment plant
- EPC = F

Guide Price £850,000

Upon entering through the main entrance you are greeted by a lovely vaulted ceiling with exposed timber beams and large windows with shutters to either side. Behind the impressive staircase you will find the open plan kitchen/diner and an extremely light inner hallway leading to the utility area. The kitchen has a substantial central island that doubles up as a breakfast bar, whilst a undercounter fridge and a wine cooler can be found below. There is a solid bamboo worktop that is extremely hard wearing and has a recessed sink at its centre. There is an electric Rangemaster cooker with a five-ring induction hob over, an extremely useful pantry cupboard with power and a media wall on the right hand side. The dining area has space for a good sized table with chairs and boasts a 450 year old tree section that has been cleverly incorporated into the wall to create a stunning feature.

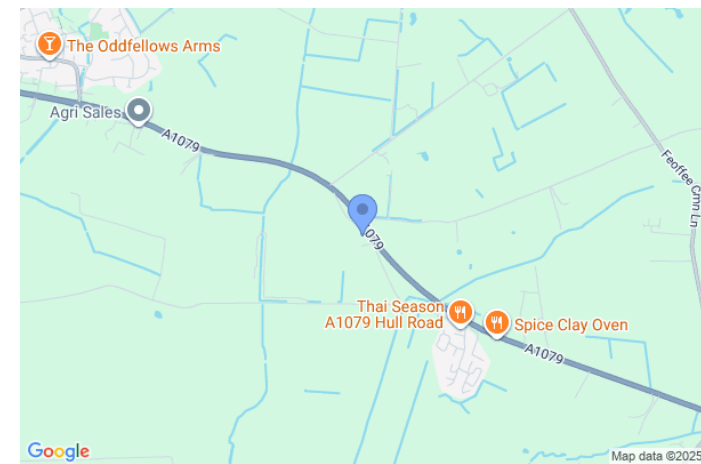
The hallway leading to the utility room has been fitted with stone tiles and has a full wall of glass to one side that not only allows an abundance of natural light to enter but provides access to the stunning low maintenance courtyard with a bespoke water feature at its centre. Within the courtyard you will also find a high yielding fig tree. The utility room is large with a solid worktop that has space below for white goods. A door from this area provides access to the integral double garage.

Moving back into the dining area you will see a door that opens into the first of two reception rooms. The first is the main living room which has log burner that sits on stone hearth at its centre, whilst double doors open to the courtyard. The second reception room also has a log burner and can be used as part of the main house or as the living room to the annex. The annex's kitchen has been fitted with an L shaped worktop, recessed sink, two ring electric hob, a single oven and an undercounter fridge. A good sized bedroom and shower room complete the ground floor.

To the first floor you will find four double bedrooms, two of which have built in storage and Velux roof lights. Another has been fully fitted out as a walk in wardrobe but could be reverted back to a bedroom. The master bedroom is impressive with exposed timber beams, dual aspect windows and a glass wet room comprising shower with rainfall shower head, hand basin with storage below and a low level w/c.

Externally the rear garden is large with a lovely mixture of mature trees, flowers and shrubs. If you like fruit then you will not be disappointed as there are mulberries, sloes, raspberries, gooseberries and crab apples. There are a number of specimen trees, including a well established Mulberry. There is a newly laid gravelled area to one side which provides a lovely entertaining space and benefits from two brick built stores. There is a good size gravelled drive to the front which is enclosed by timber gates and a mature hedge.

In addition there are solar panels that are owned by the property and a treatment plant that is shared between this property and next door.





A TRULY STUNNING FAMILY HOME WITH A SUBSTANTIAL MATURE GARDEN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	74

Address: Hull Road, Wilberfoss, York, YO41 5PD
Reference: 1649

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	0

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Oil fired central heating & waste treatment plant.



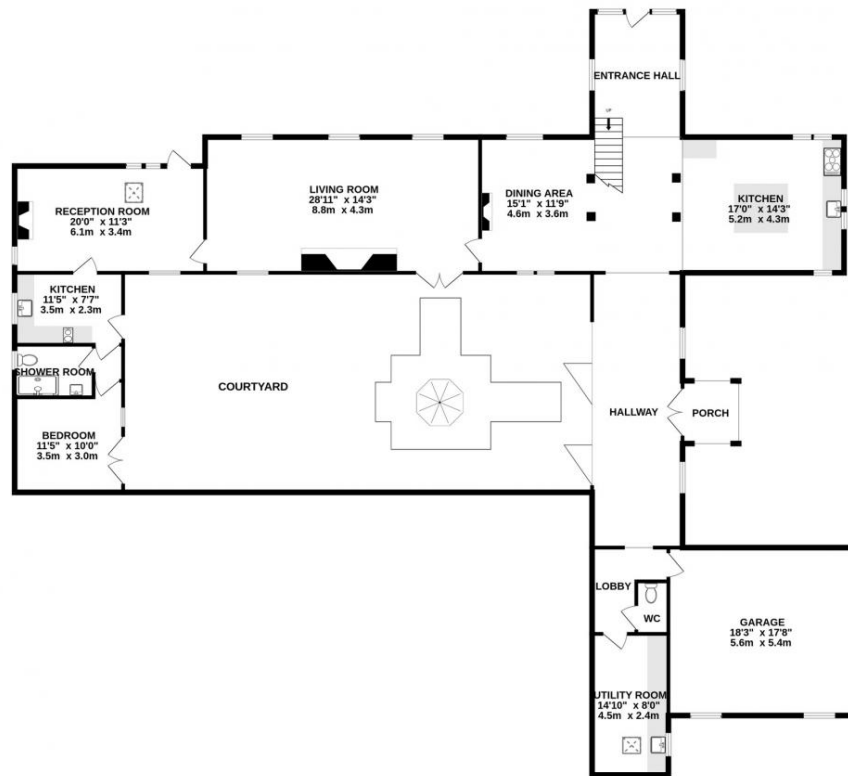
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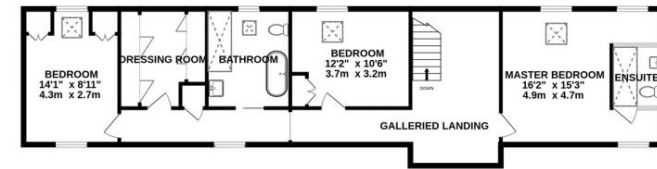
Offices in **York, Pocklington and Market Weighton**

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GROUND FLOOR
2387 sq.ft. (221.8 sq.m.) approx.



1ST FLOOR
979 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 3366sq.ft. (312.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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