



Beechwood Close, Fangfoss, York, YO41 5SJ

- A beautifully presented farmhouse in a highly desirable location
- Open plan kitchen/living/dining area. Separate utility room
- Original period features & underfloor heating on the ground floor
- Living room with a log burner
- Snug with doors out to the garden
- Four double bedrooms, two with dressing areas and one with an en-suite
- Family bathroom
- Stunning gardens with views of the church
- Two parking areas & a single garage
- EPC = D

Guide Price £799,950

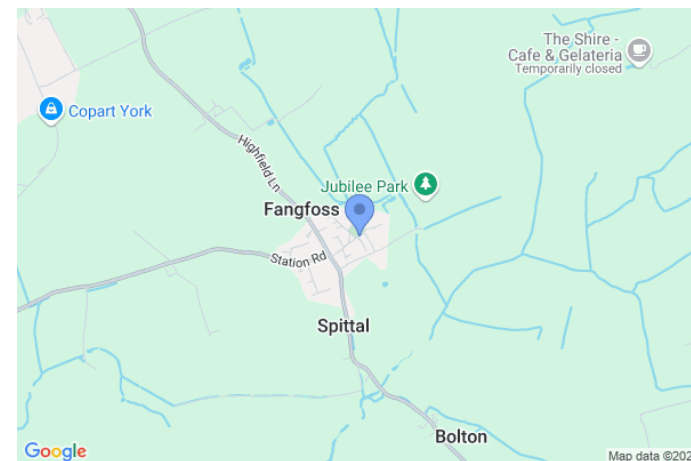
If you are looking for a property that oozes character, like the idea of being able to move in without the need to carry out any work and want to be only a short drive from amenities, then look no further as this deceptively spacious farmhouse could be exactly what you have been waiting for. The property benefits from lovely views across its front garden to St Martins church which sits adjacent to the picturesque village green and is believed to date back to 1235. The house has a stunning open plan kitchen/living/dining area which is perfect for entertaining, individual sitting rooms where you can sit and relax on an evening, underfloor heating to the ground floor, large double bedrooms, a beautifully maintained garden and an abundance of off street parking. Not only this but the property retains many of its original features including high ceilings, sash windows, farmhouse doors and a stunning staircase. Properties of this calibre are rare, so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you will see the original period staircase rising to the first floor and doors off to all sides. The living room benefits from dual aspect windows and a dual fuel stove to one side, a lovely addition especially in the colder winter months. Across the hall you will find the snug which has fitted shelves and a set of double timber doors that open out to the garden.

Moving through into the open plan kitchen/living/dining area it is hard to not be impressed with what is on offer. The first section has been set up for dining but could be used as a sitting area if formal dining isn't required. There is a dual fuel stove at the centre with a stone hearth and timber mantle, another great addition especially when the temperature starts to drop. The kitchen has been fitted with two granite worktops, a sink, fridge/freezer, dishwasher, wine fridge, an undercounter fridge and a Rangemaster cooker. There is a separate utility room with a w/c off.

Stairs from the kitchen lead to the guest suite which is a good sized double bedroom and benefits from with an en-suite shower room. Moving to the other side of the house you will find three further double bedrooms, the master benefitting from a walk in dressing area, sauna and en-suite shower. One of the other bedrooms also as a substantial fully shelved dressing area. The family bathroom comprises bath, walk in double shower with rainfall shower head, hand basin with storage below and w/c. Two of the bathrooms have underfloor heating.

Externally the garden is primarily laid to lawn with a paved path running through its centre. There are various mature trees, a timber garden shed and a gravelled parking area. To the rear of the property you will find a second enclosed parking area and a single garage.





A STUNNING FAMILY HOME OOZING WITH CHARACTER AND CHARM





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		
		79
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Beechwood Close, Fangfoss, York, YO41 5SJ
Reference: 2263

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	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating.

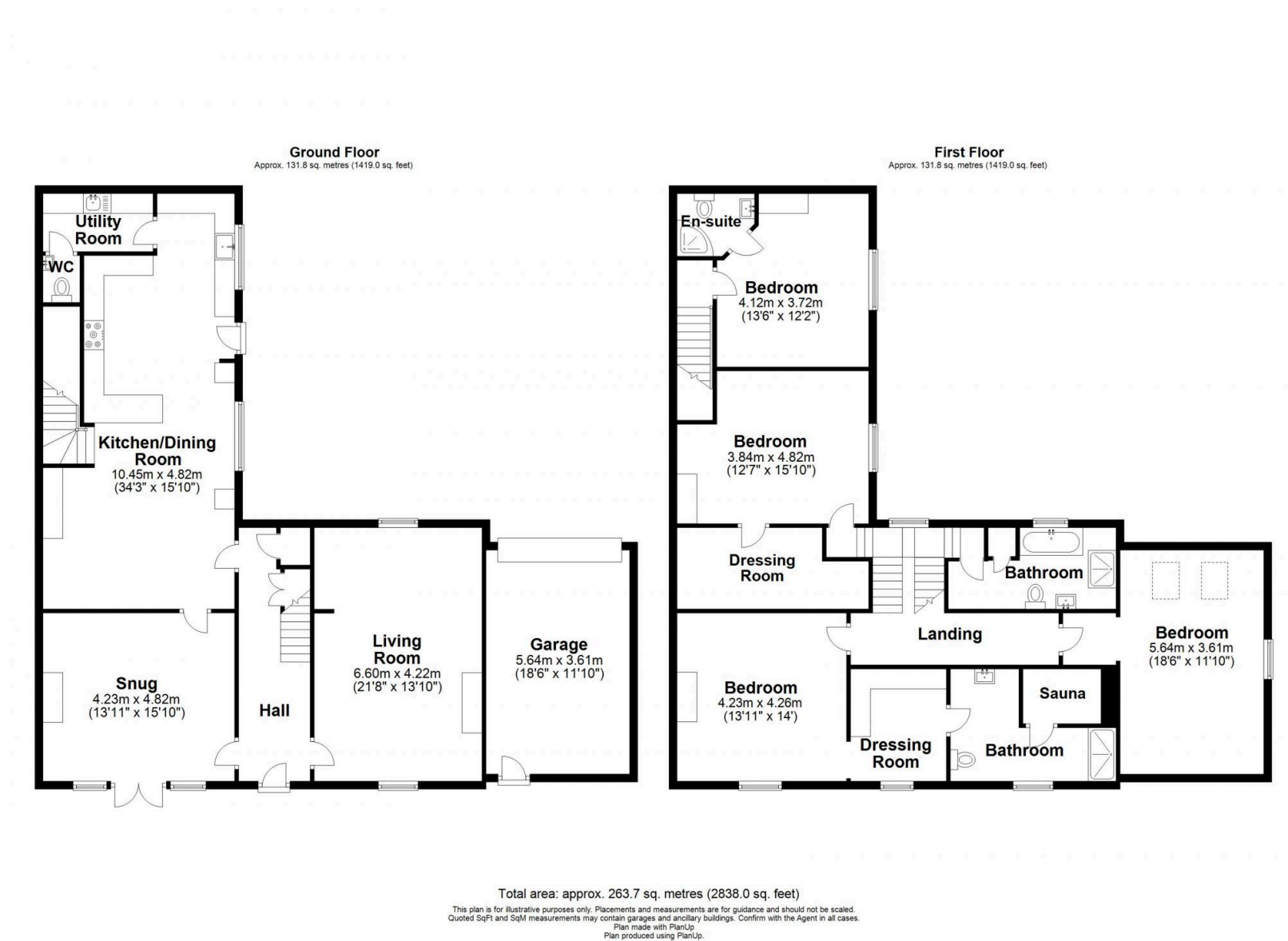


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