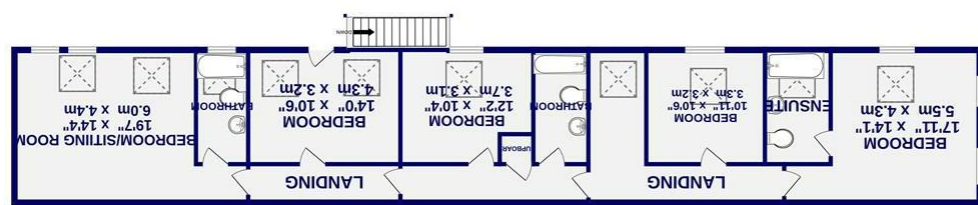


These particulars have been prepared as accurately as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

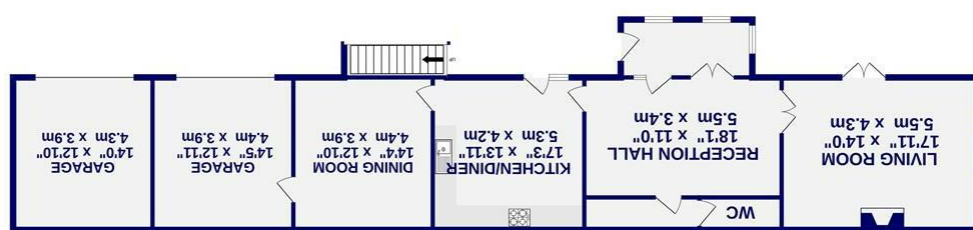
- Period Detached House
- Five Double Bedrooms
- Two Garages & Driveway
- Landscaped Rear Gardens
- Most Sought After Location
- Multiple Reception Spaces
- EPC C

Freehold  
Council Tax Band - G

# Middlethorpe, York YO23 2QB



1ST FLOOR  
1273 sq.ft. (118.3 sq.m.) approx.



GROUND FLOOR  
1326 sq.ft. (123.1 sq.m.) approx.



Middlethorpe, York

YO23 2QB

£1,100,000

 5  3

This truly unique property, known as The Granary, is located in one of York's most desirable areas, nestled among a small collection of individual homes in a serene, leafy setting conveniently positioned between the City Centre and Bishopthorpe village. Converted in 1989, The Granary offers spacious and flexible living accommodation that combines historic charm with modern conveniences.

The ground floor features a grand reception hall that leads to two welcoming reception rooms and a breakfast kitchen equipped with solid oak fitted units and integrated appliances, complemented by a practical ground floor cloakroom. Upstairs, the residence boasts five double bedrooms, including a master bedroom with an ensuite, a well-appointed house bathroom, and an additional shower room, providing ample space and privacy.

Externally, the property sits on a sunny and private plot, enhanced by beautifully walled landscaped gardens, two single garages, and extensive parking suitable for several vehicles. This exceptional home not only offers privacy and tranquillity but is also perfect for entertaining and family living.

Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer, from its unique setting and historical features to its expansive and versatile living spaces.

Council Tax Band- G

