



ACCOMMODATION

A beautifully presented 4 bedroom, 2 bathroom link-detached family house which has been extended to provide a large kitchen/breakfast room and an additional family room that opens onto the rear garden. The property forms part of a sought after modern village development on the edge of countryside.

The ground floor has an entrance hallway with a cloakroom/WC, and a lounge which features an oriel bay window to the front and a fireplace with a gas flame fire. Part glazed double doors open to the dining room beyond which has a door to the kitchen and double doors opening into the family room which has a vaulted ceiling with Velux windows and glazed doors out to the rear garden. The kitchen/breakfast room has been extended to provide space for a breakfast bar style island overlooking the garden with a vaulted ceiling and Velux windows. The kitchen is fitted with a range of wall and base units with laminate worktops, an induction hob, extractor hood, double electric oven/grill, wine fridge, and spaces for a washing machine and American style fridge/freezer.

On the first floor there are 4 good sized bedrooms, and 2 stylish modern bathrooms; one a family bathroom/WC with a shower over the bath, and the other a shower room/WC which is ensuite to bedroom 1.

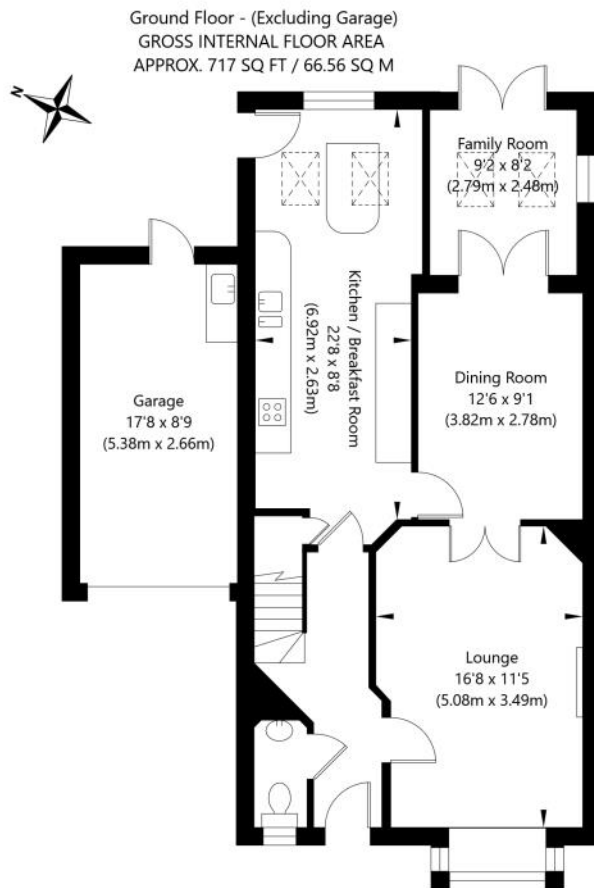
The property has gas central heating, double glazing and an energy performance rating (EPC) of D.

There is a lawned front garden with off street parking for 2 cars on the driveway in front of the attached garage which has a utility area to the rear. The rear garden is lawned and there is a patio seating area and planted borders.

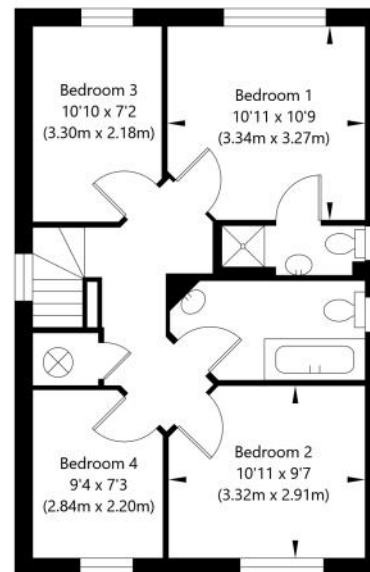
York's city walls at Monk Bar are 6.6 miles to the south and there is a regular bus service into the city. The property is in the catchment for two highly regarded schools; the Robert Wilkinson Primary Academy in the village, and the Huntington Secondary School 4.3 miles to the south, for which courtesy buses are provided for students to and from the village. The York Golf Club is in the village alongside Strensall Common.

COUNCIL TAX

Band E - 2020/2021 Approx £2105.



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 542 SQ FT / 50.32 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1259 SQ FT / 116.88 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

YOUR MOVE ANSCOMBS

31-32 Colliergate, York, YO1 8BN

01904 621532

york@your-move.co.uk

Mon – Fri 9am – 5pm

Saturday 9am – 4pm



YOUR MOVE
— ANSCOMBS —

www.your-move.co.uk/york



