



ACCOMMODATION

A beautifully presented 4 bedroom, 2 bathroom detached family house with a superb kitchen/breakfast room and a conservatory with bi-folding doors onto the garden.

The ground floor entrance hallway opens into the lounge which has a window to the front and features a gas flame fire in a wooden surround. An opening leads into the dining room which connects with both the kitchen/breakfast room and the conservatory. The kitchen/breakfast room is fitted with an extensive range of stylish modern high gloss wall and base units, luxury granite worktops, and spaces for a fridge/freezer, dishwasher and a range cooker with an extractor hood over. The breakfast area has space for a table and chairs in front of the glazed double doors out the rear garden. An inner hallway leads to the downstairs WC and the integral garage. The conservatory is a superb additional living space overlooking the rear garden. The glazed roof has been insulated on the inside to make it useable year round, and when the stylish bi-folding doors are fully open on a summers day, the garden feels like an extension of the living area.

On the first floor there are 4 bedrooms, a family shower room/WC and an ensuite bathroom/WC to bedroom 1 with a shower over the bath. Both bathrooms are fitted with modern suites and tiled walls. There are fitted wardrobes to bedrooms 1, 2 and 3.

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

There is a driveway with off street parking for two cars in front of the integral garage. A pathway leads around to the rear garden which has been landscaped for ease of maintenance with space for pots and plants to

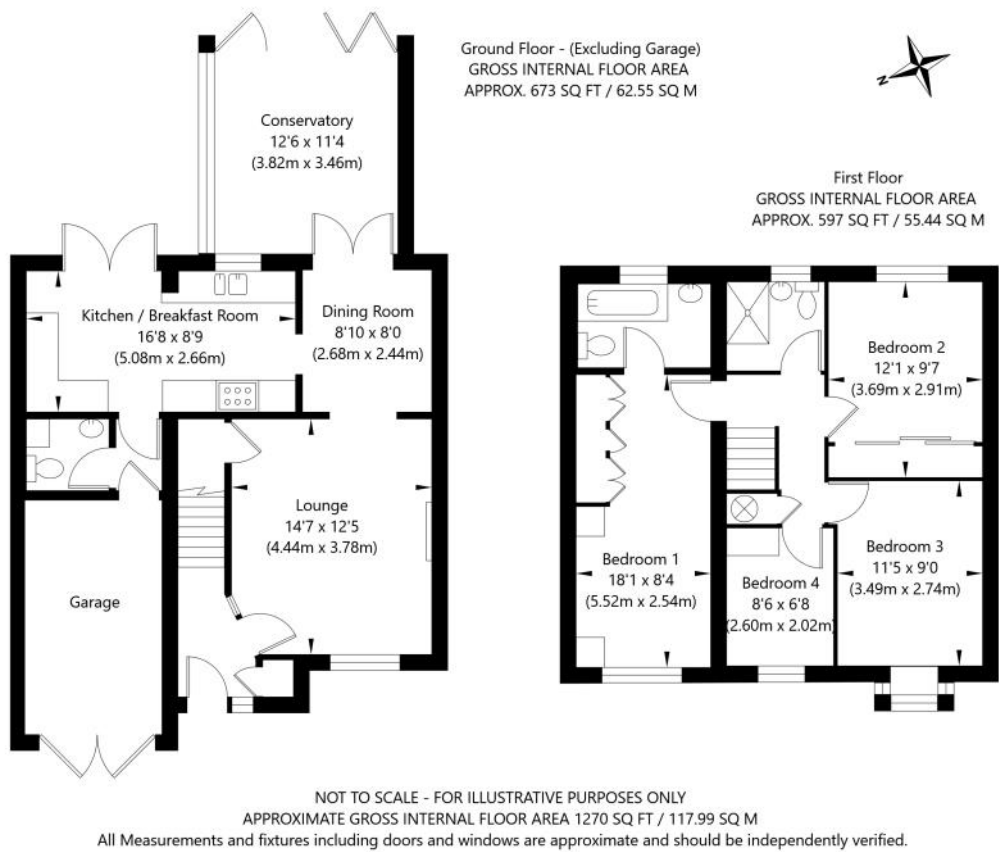


create a array of colour. The garden is ideal for enjoying al fresco dining on the patio seating area and there is an open aspect over the hedgerow to the rear as there is a green behind.

The house is situated 5.7 miles north of York’s city walls at Monk Bar. The Robert Wilkinson Primary Academy is close by and the property is in the catchment for the highly regarded Huntington Secondary school, which provides courtesy buses for students.

COUNCIL TAX

Band D - 2021/2022 Approx £1798



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