



High Garth,

Guide Price £500,000



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High Garth, Earswick, York

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*****A fantastic opportunity to own a superb Hogg built detached house within an exclusive development just 3.5 miles north of York***** Stunning DETACHED house with SIX BEDROOMS located to the ever popular village location of EARSWICK. The property is beautifully presented and most SPACIOUS. Ideal for FAMILY LIVING with both primary and secondary SCHOOLS close by. Simply must be viewed. EPC Grade = C

ENTRANCE LOBBY

Accessed via a front facing entrance door, the entrance lobby has a central heating radiator, tiled flooring and double doors leading into the reception hall.

RECEPTION HALL

This spacious reception hall gives access of most of the ground floor accommodation and houses the staircase leading to the first floor. Having a central heating radiator concealed behind a wooden cover, telephone point and wooden flooring.

SITTING ROOM

6.07m x 3.71m (19'11" x 12'2")

Well proportioned main reception room with two front facing and a side facing Upvc double glazed windows. The dual aspect allows plenty of natural light into the room. Having a feature gas fire inset to a cast surround creating the main focal point of the room. Picture rail, three central heating radiators, TV aerial and double doors leading in from the reception hall.

CINEMA ROOM

3.71m x 3.43m (12'2" x 11'3")

The cinema room is a great space. With miniature spotlights to ceiling, sound system inset and black walls creating a real in home cinema. Having a central heating radiator, TV aerial and rear facing French doors lead out to the garden.

DINING KITCHEN

5.92m x 5.89m (19'5" x 19'4")

This space is ideal for families or for entertaining as the L-Shaped kitchen diner is open plan. Fitted with a range of wall and base units incorporating a stainless steel sink inset to granite work surfaces with draining grooves. Range style cooker with extractor fan overhead, integral dishwasher and fridge/freezer. Having a rear facing Upvc double glazed window, splash back tiling to walls, tiled flooring and a central heating radiator. Sound system, spotlights to ceiling and TV aerial. The dining area has a side facing door leading out to the rear garden and four rear facing Upvc double glazed windows. The kitchen gives access to the utility room.

UTILITY ROOM

Fitted with a stainless steel sink and drainer unit, washing machine and dryer. With some useful under stairs storage

space, side facing window and a courtesy door to the garage. Central heating radiator and tiled flooring.

CLOAKROOM/WC

The ground floor cloak room has a low flush wc and basin along with central heating radiator, rear facing obscured double glazed window and wood flooring.

GALLERIED LANDING

The landing space is generous with enough room to create a study area if required. The spindled staircase leads up from the reception hall, onto the landing that gives access to each of the six bedrooms and the family bathroom. With spot lights to ceiling, loft access, two central heating radiators and a front facing Upvc double glazed windows.

MASTER BEDROOM

4.85m x 4.42m (15'11" x 14'6")

Generous master bedroom with fitted wardrobes to one wall, three central heating radiators, two front facing and one side facing windows. Access to the ensuite shower room.

EN-SUITE

With a mains fed shower within a cubicle, basin and low flush wc. Spot lights to ceiling, central heating radiator and a side facing obscured double glazed window.

BEDROOM TWO

4.24m x 3.71m (13'11" x 12'2")

Double bedroom with fitted wardrobes to one wall and fitted drawers to the adjacent wall. Rear facing Upvc double glazed window and central heating radiator. Access to the ensuite.

EN-SUITE

Fitted with a mains fed shower within a cubicle, low flush wc and basin. Central heating radiator, splash back tiling and rear facing obscured Upvc double glazed window.

BEDROOM THREE

3.71m x 3.25m (12'2" x 10'8")

Double bedroom with two front facing windows and one side facing windows allowing plenty of natural light into the bedroom. Two central heating radiators and TV aerial.

BEDROOM FOUR

3.66m x 3.15m (12'0" x 10'4")

Double bedroom with a central heating radiator and a rear facing Upvc double glazed window.

BEDROOM FIVE

3.15m x 2.36m (10'4" x 7'9")

Generous single bedroom with a central heating radiator and rear facing window.

BEDROOM SIX

3.71m x 1.98m (12'2" x 6'6")

Generous single bedroom or study if required. Having a central heating radiator and side facing window.

FAMILY BATHROOM

The family bathroom has a corner bath, mains fed shower within a cubicle, low flush wc and basin. Having spotlights to ceiling, splash back tiling, central heating radiator and a side facing obscured window.

GARAGE

Accessed via an electric roller door, the double garage has power, lighting and a courtesy door to the utility room.

EXTERNALLY

The property stands within a comfortable, established plot. With a block paved driveway to the front of the property, allowing parking for approximately three vehicles. Having outside lighting and gated pedestrian

access to the rear of the property. At the rear the garden is mainly laid to lawn with a patio area, garden shed and decorative flower borders with mature plants and shrubs inset. The rear garden is fenced and enclosed.

FLOORPLAN

LOCATION/AREA

The property is located in an exclusive Hogg development of just 6 detached houses in Earswick village 3.5 miles north of York city centre. The house is within easy reach of York city centre and the retail parks at Monks Cross and Clifton Moor. The development has an attractive setting with mature trees and open countryside in close proximity. York Golf Club is 2.5 miles to the north and the highly regarded primary and secondary schools at Huntington are within easy reach.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch



Measurements are approximate. Not to scale. For illustrative purposes only.

