



Harton, York

£750,000

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# S

York YO60 7NP

Est. 1871

£750,000

A substantial modern detached house set within this much sought after village location and featuring a superb breakfast kitchen, master and guest suites, in addition to a superbly landscaped and maintained rear garden.

This modern, detached house which has been immaculately maintained, and is located on the edge of this most desirable village enjoying a suburb open front aspect and offers quick and easy access to the A64 to the City Centre of York and Malton trunk road. Sandwiched between the Howardian Hills with stunning views of the Wolds, the surrounding countryside is some of the prettiest in the country, with Castle Howard a short distance away and easy access to the Yorkshire coast. The village shares facilities with Barton le Willows and Bossall and the neighbouring village of Sand Hutton offers a primary school with a local bus service, along with a bus service to Malton Secondary School and Huntington School.

Internally, the property is entered through a double glazed front door into an entrance porch which in turn leads through into a reception hall having a staircase leading to the first floor accommodation with spindle balustrade, handrail and built-in under stairs storage cupboard. There is an enclosed radiator, built-in cupboard and engineered oak flooring. Located off the hall is a downstairs cloakroom having a low flush W.C., and wash hand basin with tiled splashbacks. The cloakroom also includes a heated towel, ceiling down lighters and extractor fan. The principal reception room is a spacious, through lounge having a feature solid fuel burning cast iron stove set within an exposed brick surround. There is a television aerial point, double radiator, oak flooring, and French doors leading out onto the rear garden. Positioned at the front of the house, is a snug/study which benefits from a television aerial point and radiator. The snug offers flexible living accommodation.

One of the feature rooms of the property is the open plan breakfast kitchen, having a stylish range of built-in base units to two sides with Butcher's block worktops and stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the kitchen is an AEG electric oven and grill with separate four point Stove's induction hob and extractor canopy. There is a central serving island with breakfast bar in addition to a built-in



Tenure: Freehold  
Broadband Coverage: Up to 1800\* Mbps download speed  
EPC Rating: C - 78  
Council Tax: F - Ryedale  
Current Planning Permission: No current valid planning permissions

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dishwasher and integrated fridge and freezer units. The kitchen provides ample space for a breakfast table and has a double glazed side entrance door, ceiling down lighters and radiator. The ground floor is completed by a separate utility room having additional Butcher's block worktop with sink unit and recess providing plumbing for a washing machine and space for a tumble dryer. There is mounted display shelving, extractor fan and tiled flooring.

The first floor landing services the entirety of the first floor accommodation and includes a radiator and loft hatch. The primary bedroom is located at the rear having a walkthrough dressing area with double fronted wardrobe. There is an ensuite shower room which has a low flush W.C., and wash hand basin both set in a vanity surround in addition to a walk-in corner shower cubicle with full height tiled splashbacks. The ensuite includes an extractor fan, ceiling down lighters and heated towel rail. Both the bedroom and dressing area benefit from radiators. The guest bedroom is located at the front of the house having an ensuite shower room with low flush W.C., wash hand basin and walk-in shower cubicle with full height tiled splashbacks. The guest suite also includes a heated towel rail, tiled flooring, extractor fan and ceiling down lighters. Bedroom three is located at the front of the house, with bedroom four at the rear and being currently used as a working study. Bedrooms two, three and four also benefit from radiators. The internal accommodation is completed by a modern house bathroom having a W.C., and wash hand basin both set in a vanity surround in addition to an inset corner bath with wall mounted shower attachment and full height tiled splashbacks. The bathroom also includes a heated towel, tiled flooring, extractor fan and ceiling down lighters.

The property overlooks the village green and is accessed off a private road through a gated entrance onto a substantial front gravelled hardstanding which provides off street parking for numerous motor vehicles. The front garden is enclosed to all sides by walled and fenced lined boundaries. There is gated access down the side through into the rear, with an EV charging point. Adjoining the rear elevation is a substantial flagged patio creating a space which is an extension of the living accommodation and ideal for outside entertaining. The property's rear garden has been expertly landscaped by the current vendors having a retaining wall with central steps leading up onto an elevated lawned garden. A brick raised herbaceous border adjoins the rear boundary and in addition there is a circular patio capturing the evening sunshine. The rear garden is again enclosed to all sides by walled and fenced boundaries creating an ideal environment for children, grandchildren, and pets.

The property was originally built with sustainability in mind benefitting from an air source heat pump. An inspection of both the internal and external accommodation is strongly recommended to appreciate the quality of accommodation on offer.

## Partners:

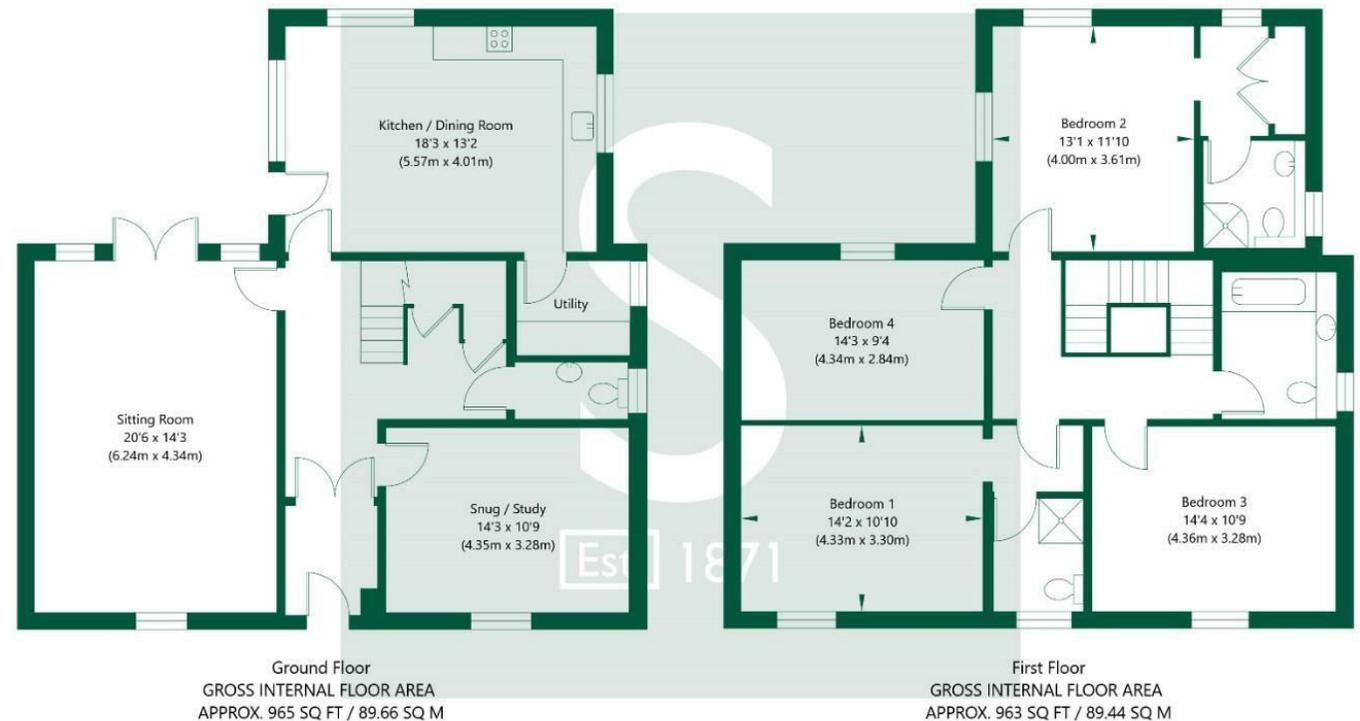
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APPROXIMATE GROSS INTERNAL FLOOR AREA 1928 SQ FT / 179.1 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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