



The Old Station House, Station Lane, Fangfoss, York, YO41 5QB

• No Onward Chain • A stunning period home dating back to 1847 • Septic tank • Three/four reception rooms, two with log burners • Stylish kitchen with fitted appliances • Groundfloor shower room, utility area and store • Three good sized bedrooms, one with built in storage • Family bathroom • Enclosed gardens & an integrated double garage • Grade II listed EPC = G

Guide Price £475,000

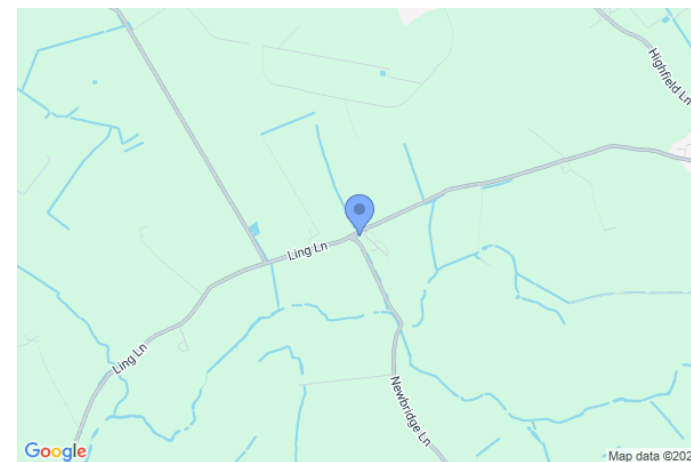
The Old Station House is a Grade II listed, detached family home dating back to c.1847. The property boasts an abundance of character and charm, so if you are looking to own a piece of history, then look no further, as this could be the property you have been waiting for. The property is deceptively spacious, boasting over 2600 sqft of internal accommodation, mature gardens and secure off-street parking. This lovely home is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering through the front door you find yourself in a spacious room that is fitted with a counter at one end and a door which provides access to the main house. This room could be incorporated into the main house as a reception or games room, if so desired. There is a utility area with a door at one end that provides access to the side garden, whilst a door on the far side leads into a good sized store room with the integral double garage beyond.

The kitchen is a good size and modern in design. There is an island at the centre of the room with a granite worktop and storage below. An L shaped granite worktop incorporates a recessed Belfast sink, whilst there are multiple storage units above and below. There are a number of integrated appliances including a dishwasher, fridge/freezer and an Aga. There is a ground floor shower room comprising corner shower, pedestal hand basin and chrome heated towel rail. There is a w/c immediately adjacent. There are three good sized reception rooms, two of which have log burners, perfect for the colder winter months.

To the first floor there are three large double bedrooms, two of which have hand basins and one with fitted wardrobes. A family bathroom comprising bath with shower attachment, hand basin with storage below and a low level w/c completes the internal accommodation.

Externally the property has a good size garden to one side which is fully enclosed, a garden to the front which is mainly laid to lawn with a variety of mature shrubs to the border and a patio seating area to the rear perfect for enjoying sun in the summer months. There is a driveway that provides off street parking for multiple cars and leads to the integral double garage.





A STUNNING PERIOD PROPERTY WITH NO ONWARD CHAIN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	0

Address: The Old Station House, Station Lane, Fangfoss, York, YO41 5QB
Reference: 1654

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. LPG central heating. Septic tank.

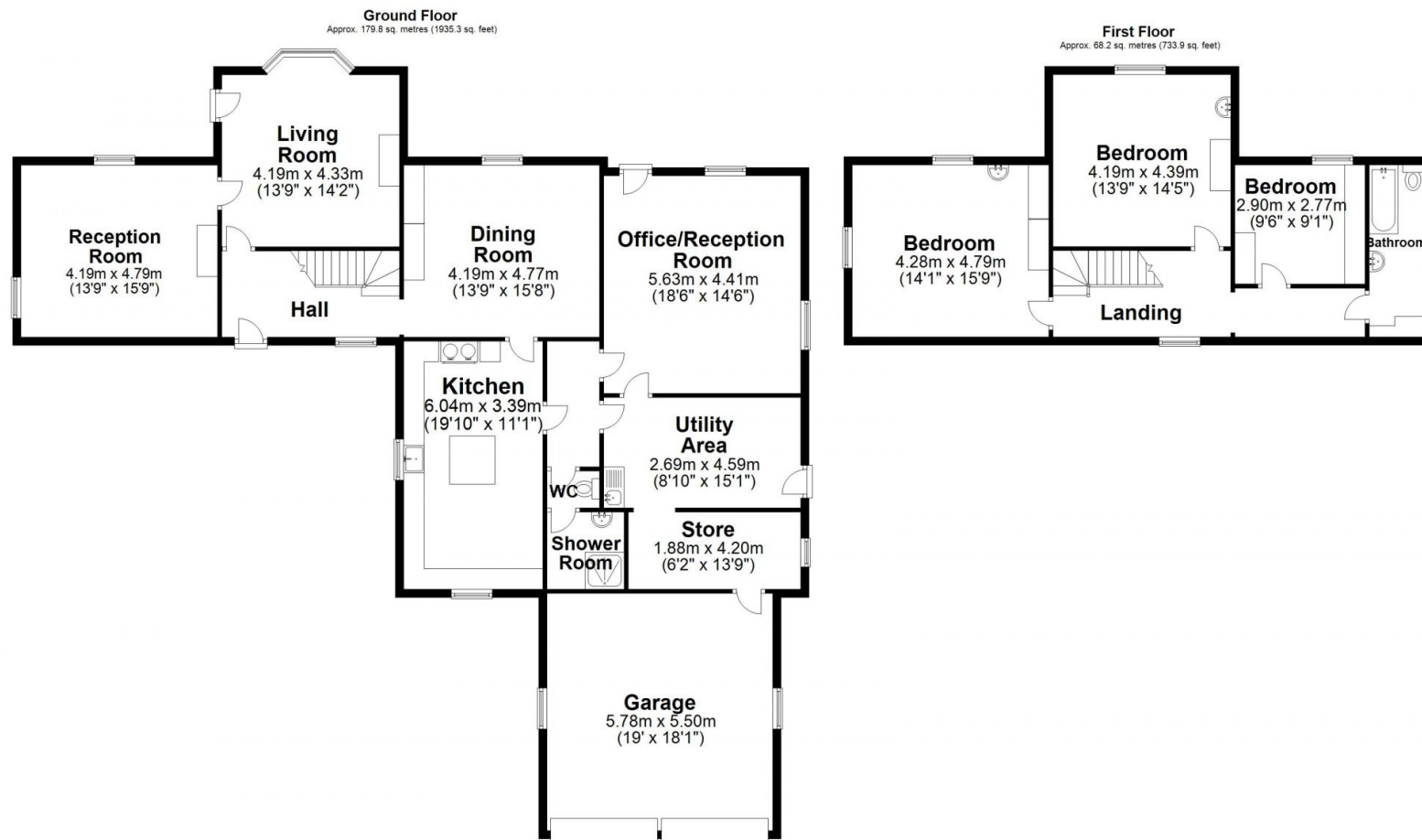


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Total area: approx. 248.0 sq. metres (2669.2 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled.
Quoted Sqft and Sqm measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.
Plan made with PlanUp
Plan produced using PlanUp.

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