

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

Back Lane Newton On Ouse

York, YO30 2DF

£425,000

3 1 2

A SUBSTANTIAL FORMER FOUR BEDROOMED, NOW THREE BEDROOMED DETACHED FAMILY HOME, OFFERING GENEROUS AND WELL PROPORTIONED ACCOMMODATION, REQUIRING A PROGRAMME OF MODERNISATION AND UPDATING, YET OFFERING CONSIDERABLE SCOPE AND POTENTIAL, WITH A GENEROUS GARAGE AND ATTRACTIVE MATURE GARDENS, ENJOYING A DELIGHTFUL POSITION ON BACK LANE WITHIN THIS HIGHLY POPULAR AND HISTORIC VILLAGE

Mileages: York - 8 miles, Easingwold - 7 miles (Distances Approximate)

With timber framed glazing and gas fired central heating.

Reception Hall, Cloakroom/WC, Sitting Room, Dining Room, Kitchen, Utility/Laundry Room

3 Bedrooms (formerly 4), En Suite Shower Area with Potential for Further Development, House Bathroom.

Generous Garage, Driveway Parking, Established Front and Rear Lawned Gardens.

An internal viewing is essential to fully appreciate the generous proportions and potential on offer.

From a CURVED BRICK BUILT COVERED PORCH beneath a sturdy exposed timber beam, a step leads up to a timber entrance door with frosted glazed slits, opening to;

A generous RECEPTION HALL, with return staircase leading to the first floor and useful understairs cupboard. To the side is a further shelved and railed storage cupboard, whilst an internal door provides direct access to the GARAGE.

CLOAKROOM/WC comprising a corner wall mounted wash hand basin with tiled splashback and low suite WC.

A four panel door opens to the dual aspect SITTING ROOM, extending to over 21FT and enjoying windows overlooking the principally lawned front garden, whilst to the rear sliding glazed doors open directly onto the patio and gardens beyond. A stone fireplace incorporating a living flame gas fire provides a pleasant central feature.

From the Reception Hall a four panel door opens to the FORMAL DINING ROOM, with sliding glazed doors opening onto the rear patio and a further door leading through to the;

KITCHEN fitted with a range of timber fronted cupboard and drawer wall and floor units, complemented by tiled midrange and timber effect curved edge preparatory work surfaces. Composite 1 ¾ bowl sink unit with chrome mixer tap positioned beneath timber framed windows overlooking the rear patio and gardens, gas hob with discreet extractor over and separate double oven. There is space and plumbing for a dishwasher, space for a freestanding upright fridge/freezer and additional space for further appliances.

To the rear, a door leads through to the UTILITY/LAUNDRY ROOM, with stainless steel sink unit, cupboards and drawers below, space and plumbing for a washing machine and further space for a separate dryer. Timber framed window overlooks the rear garden, with wall mounted gas boiler and a part glazed timber door providing access outside.

A return staircase from the Reception Hall rises to the FIRST FLOOR LANDING, illuminated by a frosted roof light, with loft hatch access and useful airing cupboard housing the hot water cylinder with linen shelving above.

The PRINCIPAL BEDROOM is a generous double room overlooking the rear gardens and has the added benefit of an adjoining SHOWER AREA with fitted cupboards, offering excellent scope to create a more comprehensive and functional EN SUITE SHOWER ROOM.

BEDROOM 2 is a particularly generous L-shaped double room overlooking the front aspect and was formerly arranged as two separate bedrooms, offering scope to reinstate the original four bedroom layout if required.

BEDROOM enjoys a pleasant outlook across the rear garden.

The HOUSE BATHROOM comprises a panelled corner bath, corner vanity wash hand basin with chrome tap and tiled splashback, low suite WC and frosted window to the front elevation.

Outside, the property enjoys an attractive and secluded position from Back Lane, within this well regarded village setting.



















To the front is a principally lawned garden complemented by established trees, shrubs and mature hedging which provide a good degree of privacy. A driveway provides off road parking and in turn leads to the GARAGE (approx. 16ft x 15ft), with a personal door to the rear providing direct access into the Reception Hall.

A pathway leads down the side of the property to the rear, where a PAVED PATIO AREA provides space for outdoor seating and entertaining and opens onto the established lawned gardens beyond, complemented by a variety of mature shrubs, trees and hedging which combine to provide an attractive setting and good degree of privacy.

LOCATION - Newton on Ouse is a pretty village dating from Saxon times, which stands on the eastern banks of the River Ouse adjacent to the estate of Beningbrough Hall, located approximately eight miles to the north west of York. Local amenities include a village hall, two public houses and a Church of England church. The nearest local shops are in Linton-on-Ouse and in the market town of Easingwold, which offers a wide range of shopping, primary and secondary schooling and leisure facilities. Further amenities are available at Clifton Moor and York.

POSTCODE - YO30 2DF
COUNCIL TAX BAND - F
TENURE - Freehold.
SERVICES - Mains water, electricity and drainage, with gas fired central heating.

DIRECTIONS - From our central Easingwold office proceed south on the A19, and take the second right turning signposted Tollerton. On entering the village of Tollerton, turn left, continue onto Newton Road and continue out into open countryside. Turn right signposted Newton on Ouse and continue into the village. At the junction, turn right and take the first left turning onto Back Lane, whereupon the property can be found along Back Lane on the right hand side, identified by the Churchills 'For Sale' board.

VIEWING - Strictly by prior appointment through the selling agents, Churchills of Easingwold Tel: 01347 822800 Email: easingwold@churchillsyork.com

AGENTS NOTE - Agents Notes: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

Some of the images shown within these particulars may have been digitally enhanced, edited or virtually presented for marketing purposes. Where alterations have been made, they are intended to help illustrate the property and its potential rather than represent its exact current appearance. Prospective purchasers are therefore advised to rely upon their own inspection of the property.

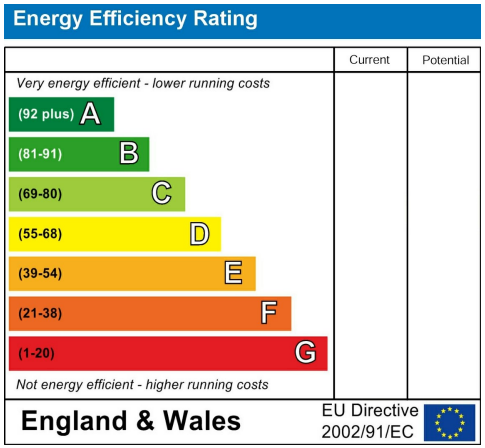
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Byrne House Chapel Street, Easingwold, YO61 3AE
Tel: 01347822800 Email: easingwold@churchillsyork.com www.churchillsestateagents.co.uk