

LANCASTER
SAMMS

11 Muncastergate, York

York

£850,000



An impressive, six double bedroom detached property built in 2008, offering generous and superbly appointed accommodation approaching 3000 Sq Ft. Positioned on an attractive tree lined side road, the property is set back behind electronic gates and boasts a stunning south facing rear garden with a private and open aspect beyond.

Internally is a welcoming porch opening into a grand entrance hallway with Oak flooring leading to the principal reception rooms. To the front elevation is the bay fronted lounge with feature exposed brick fire surround and multi fuel burner. Off the hallway is a cloaks cupboard, WC and access to the dining kitchen.

The impressive dining kitchen is a bathed in natural light and flows seamlessly into the conservatory. Oak flooring from the hallway continues into the dining area which has French doors opening onto a patio beyond. The kitchen is fitted with a full range of wall and base units and curved central island, all complemented by granite worksurfaces. There is a full range of integrated appliances including recent NEFF combination oven, dishwasher, wine cooler and provision for American style fridge freezer. Slate flooring runs through the kitchen and conservatory.

Off the kitchen is a handy utility room with fitted units, courtesy door to side and provision for washer/dryer.

To the first floor are four spacious double bedrooms including the master bedroom to the front with fitted wardrobes and ensuite with WC, bath and separate shower. The second bedroom also benefits from fitted storage and shares the four piece house bathroom with the third and fourth bedroom which overlook the rear garden.

To the second floor are two further exceptional rooms including a generous guest bedroom with large en-suite, further double bedroom and boiler room/store which would also suit a spacious and peaceful home office.

Externally to the front is a sliding electronic gate with intercom, leading to a block paved driveway providing ample off-street parking and access to the garage. The garage has an electronic up and over door, power light and access to the inner hall.

To the rear is a stunning south facing garden which catches much of the days sun and has been thoughtfully landscaped to include mature, well stocked borders and curved lawn. There is a large full width Indian sandstone patio, outside lighting, and perimeter fences. Beyond the garden are the grounds of Heworth Golf Club.

In summary, a stunning detached home which has been comprehensively maintained and updated, offered for sale for the first time since new.





FURTHER SPECIFICATION

INTERNAL

Replacement boiler in 2014. Water meter. Main connected smoke & heat detectors. All rooms have TV & telephone connections, satellite to lounge & dining area. Night sensors to bathrooms and mirrors with lighting. Broadband with Ultra-Fast City Fibre connection available (will require connection). Blinds throughout including conservatory. Fully alarmed including garage. Smart meter installed with thermostatic heating control for each floor. Solid Oak internal doors.

EXTERNAL

External render replaced 2016. External Lighting to front & rear with sensors. Garden shed with light. Secure gated access to both sides. External double power socket to front & rear. Outside taps at rear and inside garage.

AGENTS NOTE

The surrounding roads are private and not adopted. They are maintained by a residents committee, with all households paying an annual fee of £150. The roads were resurfaced in 2022 with an expected 15-year life cycle.

Council Tax band: G

Tenure: Freehold











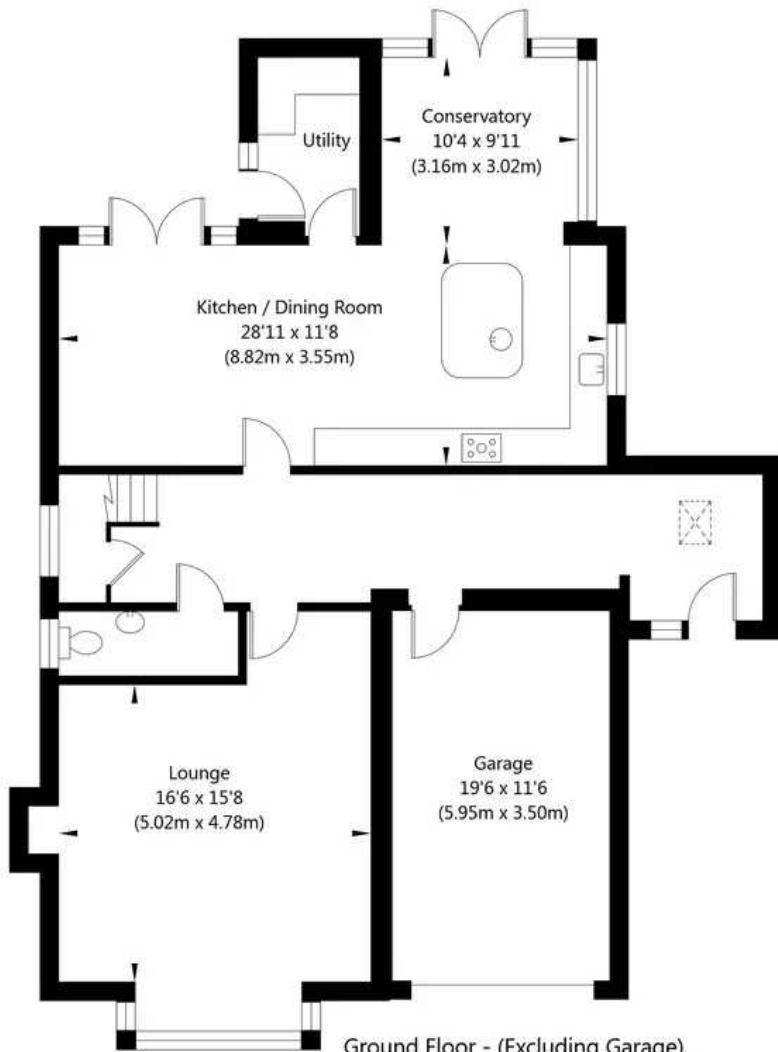




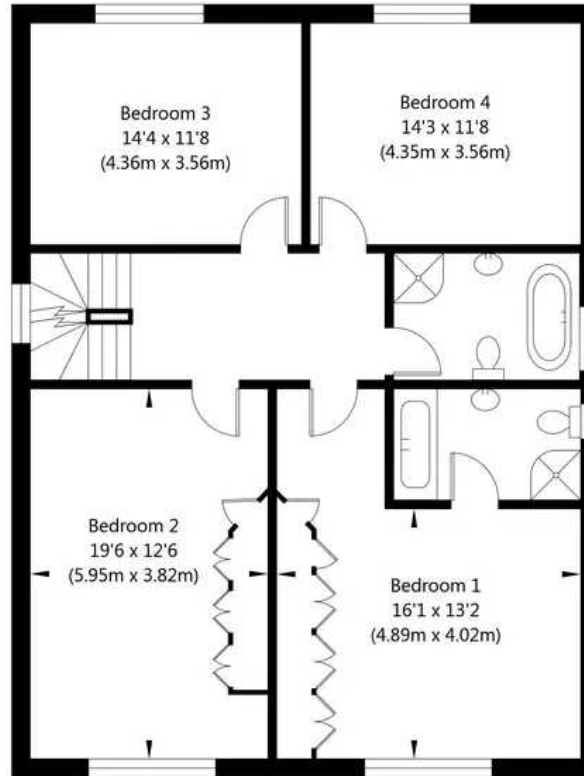




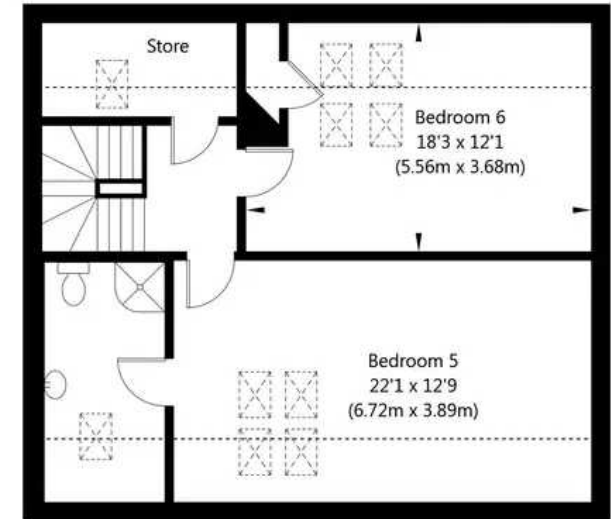




Ground Floor - (Excluding Garage)
 GROSS INTERNAL FLOOR AREA
 APPROX. 1126 SQ FT / 104.62 SQ M



First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 1126 SQ FT / 104.65 SQ M



Second Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 732 SQ FT / 68 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2984 SQ FT / 277.27 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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