



Ash Tree House Main Street Thorganby  
York, YO19 6DB  
**£580,000**

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A FABULOUS DOUBLE FRONTED DETACHED PERIOD PROPERTY SET ON THE MAIN STREET OF THIS POPULAR VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND WITH EASY ACCESS IN TO YORK CITY CENTRE. The property provides extremely spacious family living space comprising hallway, cloaks/w.c, large sitting room with sliding doors to garden, family room, dining kitchen with full range of fitted units and French doors to garden, utility room, landing, large master bedroom with en-suite shower room/w.c., 3 further good sized bedrooms, large family bathroom with bath and separate shower cubicle. Lawned front garden and driveway leading to a 25' brick garage. Good sized lawned rear garden with open aspect to rear. An internal viewing is recommended.

### Hallway

### Living Room

21'11" x 12'0" (6.70m x 3.66m)

### Kitchen/Diner

18'4" x 12'4" (5.59m x 3.78m)

### Family Room

12'8" x 12'2" (3.88m x 3.71m)

### Utility Room

12'2" x 4'11" (3.71m x 1.50m)

### Bedroom 1

18'6" x 12'2" (5.64m x 3.71m)

### En-Suite

9'8" x 4'0" (2.97m x 1.24m)

### Bedroom 2

12'7" x 12'0" (3.86m x 3.66m)

### Bedroom 3

12'2" x 8'9" (3.71m x 2.67m)

### Bedroom 4

9'1" x 8'7" (2.78m x 2.64m)

### Bathroom

14'11" x 9'3" (4.56m x 2.82m)

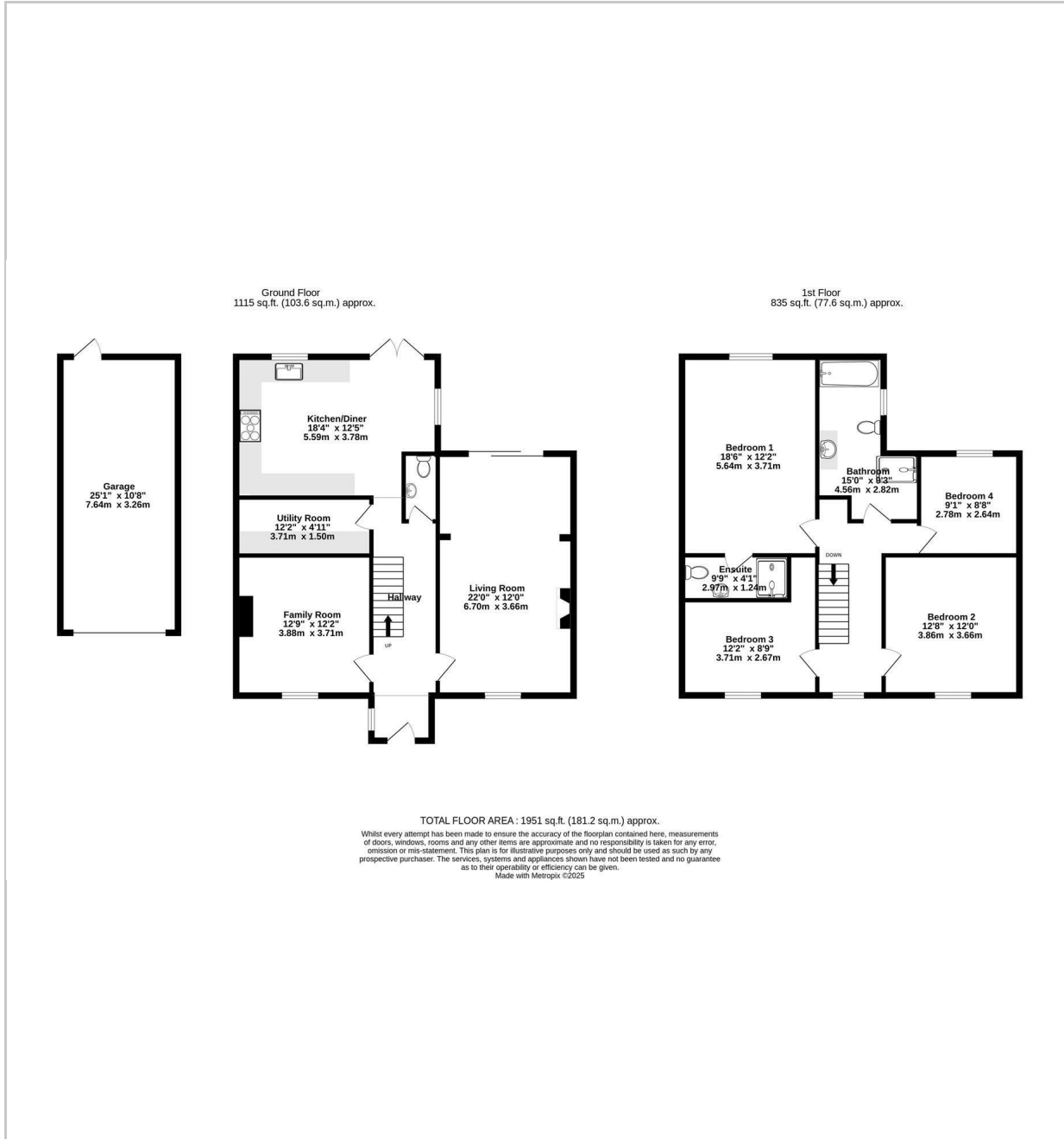
### Garage

25'0" x 10'8" (7.64m x 3.26m)

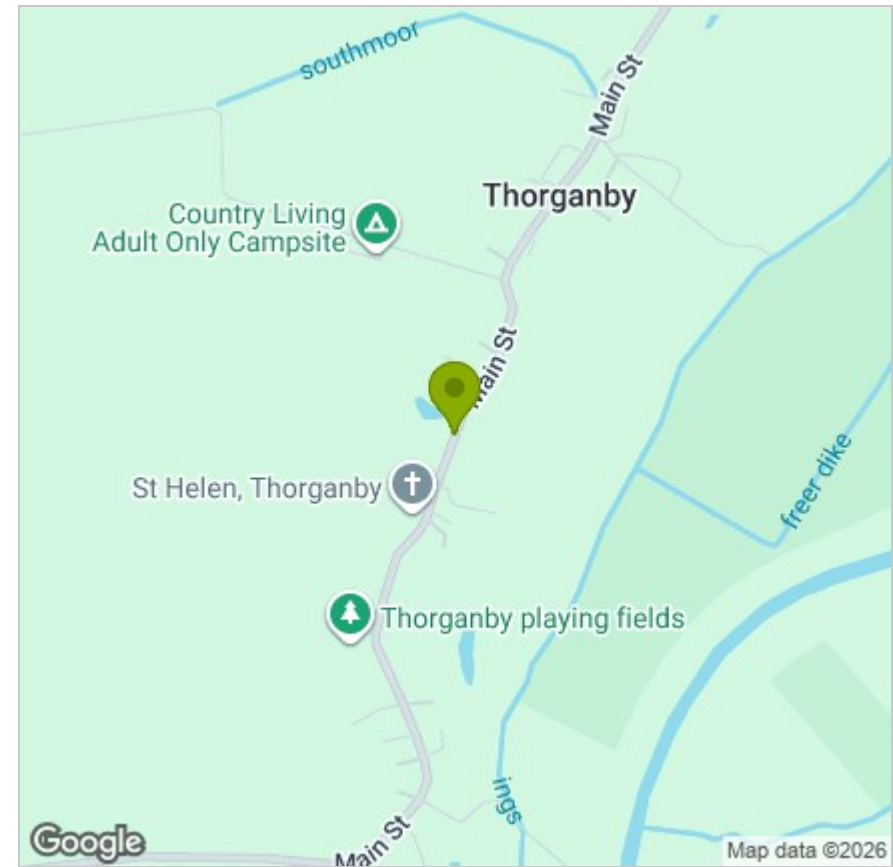




# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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