

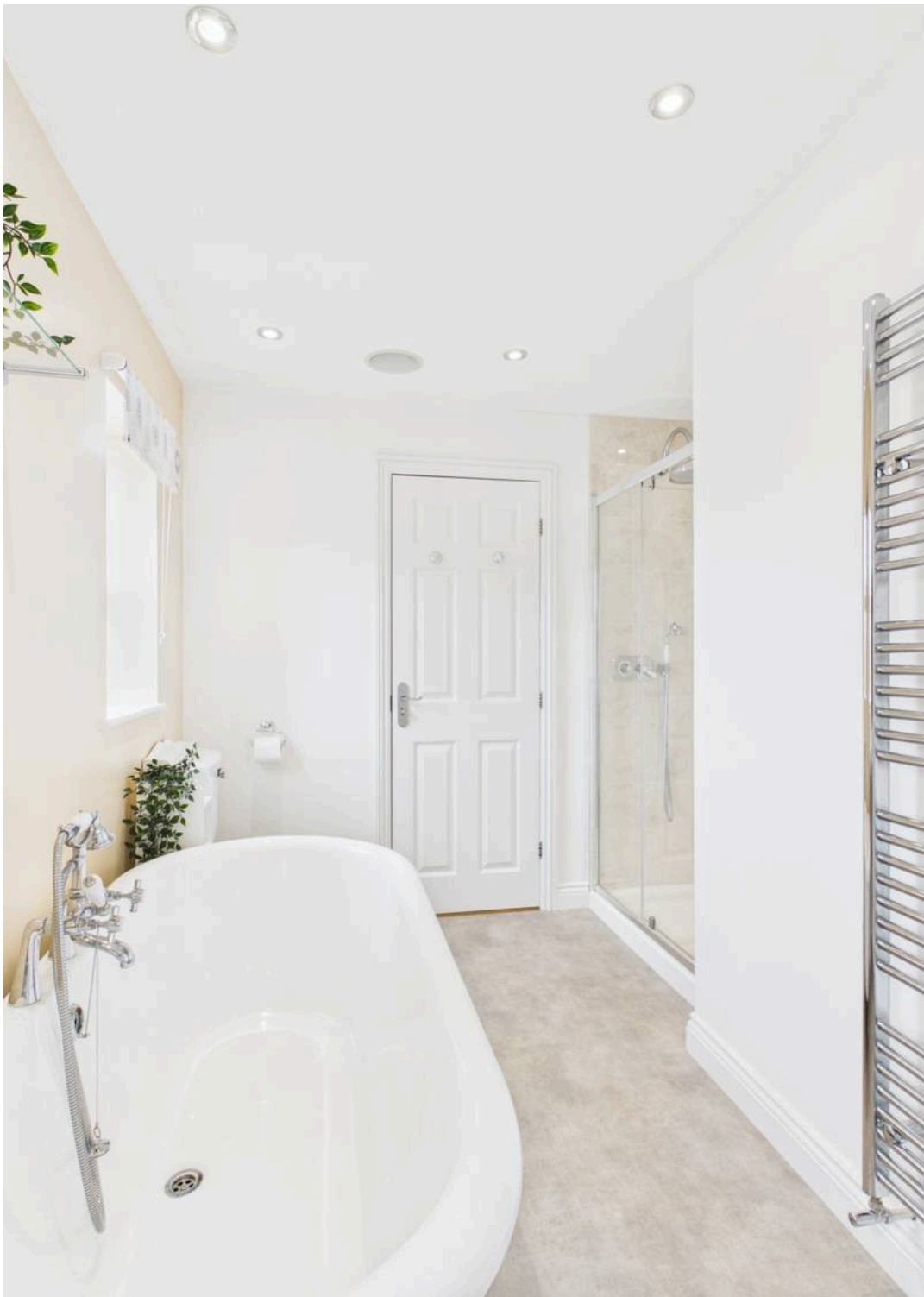


Long Acre, Camblesforth, YO8 8GN
£290,000





- Spacious Three Bed Semi-Detached House
- South Facing Rear Garden With Separate Garage
- 100 Sq. M/ 1081 Sq. Ft
- Mains Water. Mains Drainage
- Mains Gas Central Heating. Mains Electricity
- Brick Built Construction
- FREEHOLD
- Broadband: FTTC. Mobile 4G
- EPC Rating 'C' (75)
- Council Tax Band 'C'



This beautifully presented and spacious three bed semi-detached home has been meticulously maintained by the current owner and is ready to move straight into. The property occupies a lovely corner position with south facing rear garden. Set within this select development and popular village location.

As you step through the main side door and into the property you are immediately struck by how light and airy the property is. The glass doors leading off the entrance hall and into the reception rooms creates a welcoming first impression.

From the entrance hall you turn left into the dining and entertaining kitchen which has plenty of space to cook, entertain and relax around the dining table. The attractive fitted kitchen features off white units with plenty of cupboard and worksurface space. The built in cooking facilities include oven and gas hob with space for fridge/freezer, washing machine and dishwasher. There are also French doors leading out into the rear garden.

The living room is a great space to relax and unwind with two windows and feature fireplace this will create a lovely cosy space when the weather turns cooler.

There is also a ground floor w.c/cloak and storage cupboard under the stairs.

Ascending the stairs to the first floor the bedrooms and bathroom are all accessed from the landing. The master bedroom is impressive with two windows, built in wardrobes and access to the shared bathroom.

Bedrooms two and three are both double bedrooms.

The main bathroom which the master bedroom has access to features attractive roll top bath, double walk in shower, sink and toilet.

Externally the property boasts an attractive low maintenance area mainly gravelled with mature shrubs and an enclosed, secure south facing rear garden with patio area, raised beds and artificial lawn. The rear garden has gate to access down the side of the property as well as a gate that leads out onto the footpath to access the single garage (with alarm, electric garage door, power and lighting) and parking space. There is further un-allocated on street parking.

Agents Note:

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

Verify the information independently before making any transactional decisions

Conduct their own inspections, surveys and searches

Seek independent legal and professional advice as appropriate.

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It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

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No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

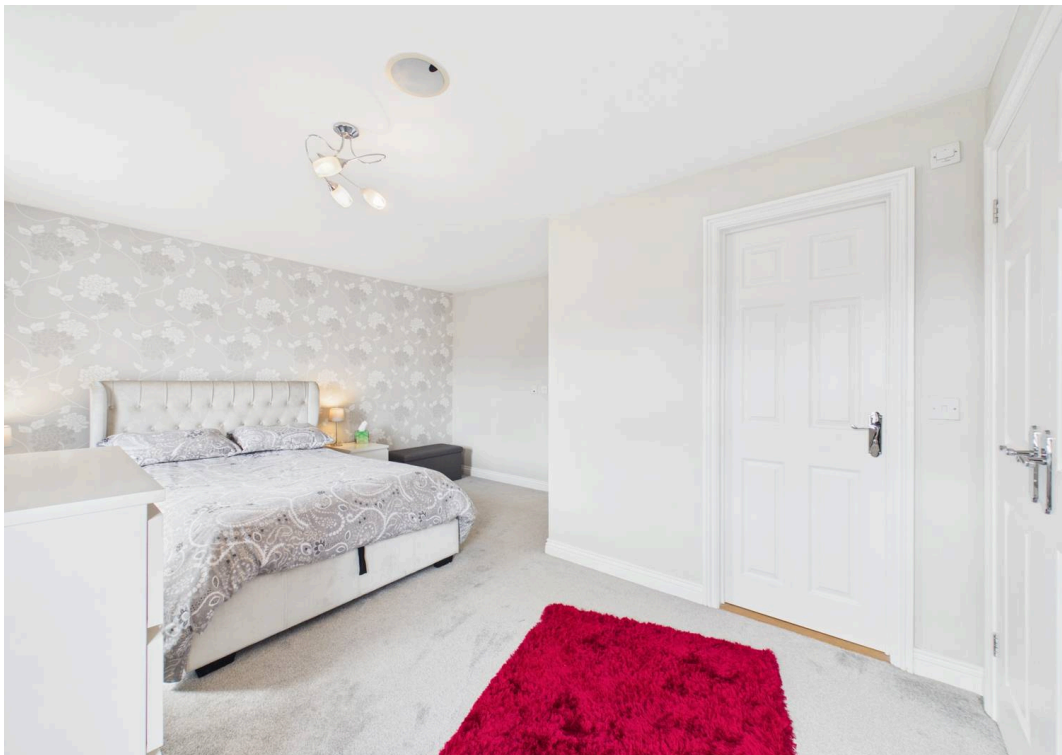
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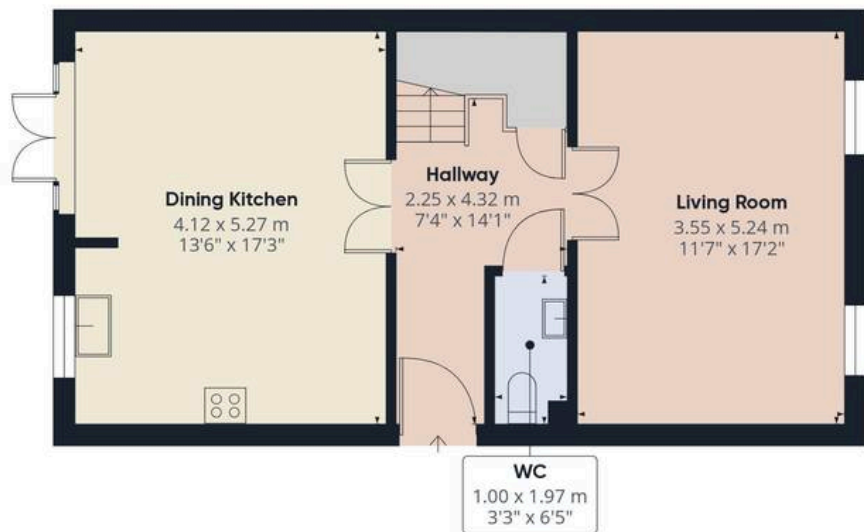
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955

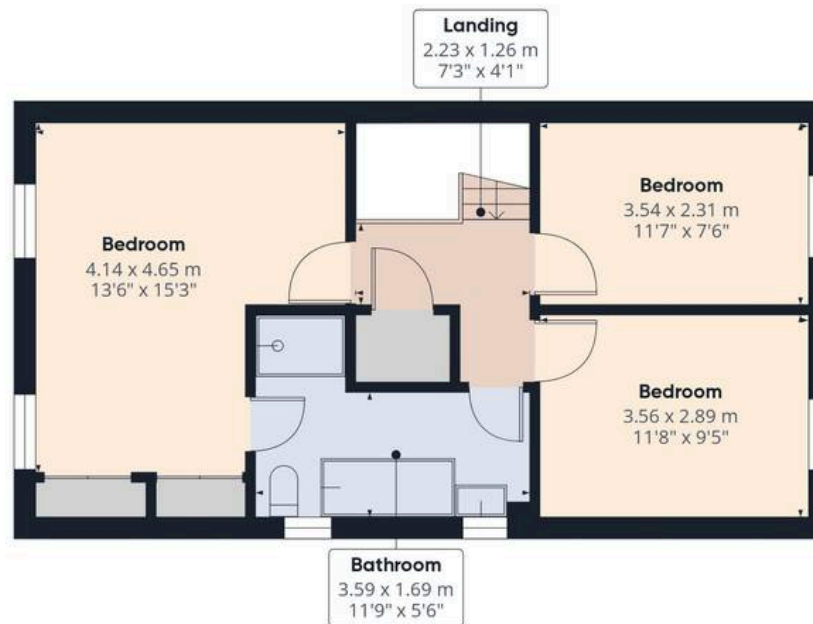








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

115.5 m²

1242 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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