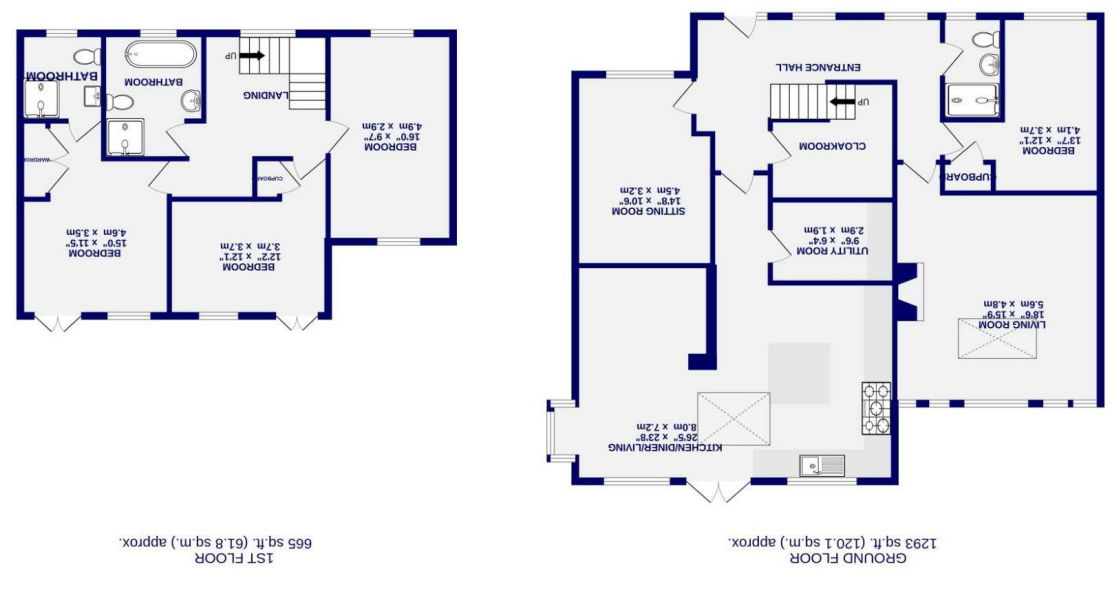


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- EPC E
- Fulford School Catchment
- Charging Point
- Driveway Parking and Electric Car
- Air Source Heat Pump
- Approximately 40ft River Pontoon (fish)
- Riparian Rights ( To moor a boat and
- Detached House

Freehold  
Council Tax Band - E

# Ferry Farm Close Naburn, York YO19 4SA



TOTAL FLOOR AREA: 1958 sq. ft. (181.9 sq. m.) approx.  
What every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It should be noted that the dimensions are taken to the centre line of the floor area and are not intended to be used for any purpose other than as a guide only. The floor area and measurements are not intended to be used for any purpose other than as a guide only. The floor area and measurements are not intended to be used for any purpose other than as a guide only. The floor area and measurements are not intended to be used for any purpose other than as a guide only.



Ferry Farm Close  
Naburn, York  
YO19 4SA

£800,000

4 3

A rare find, this four bedroom detached house offers the owner a wonderful river bank lifestyle with a purpose built approximately 40 ft rear pontoon with industrial gangway.

Positioned high up above the riverbank and is designed to enjoy the stunning views along the river Ouse as it meanders towards the city of York. To the ground floor is a bright and light entrance hallway which leads to a ground floor office but could be used as a third reception room, to the rear is a large open plan L- shaped dining kitchen with under floor heating, views over the river and a charming window seat. In parallel the property also has a more formal living room with log burning stove, roof lantern and views over the outdoor kitchen area. There is also a fourth bedroom on the ground floor with a walk-in shower room and ground floor w.c creating flexible living accommodation. To the first floor are three double bedrooms, a family bathroom and a main bedroom en-suite, each bedroom benefitting from the spectacular river views.

The property has been fitted with an air source heat pump by the current owners which has reduced the owners heating bills whilst offering a comparably green source of energy.

The property is accessed via a driveway down Ferry Farm Close. Outside the house is an ample driveway parking area with electric car charger point. To the rear is the enclosed rear garden and terrace, with fabulous views down and up the River Ouse. From here the gangway leads to the purpose built approximately 40ft pontoon with mooring and fishing rights ( known as riparian rights). To one side is the wooden office/studio with electric ideal for those with a hobby in art or just those looking for external storage.

The owners of the property have advised it has never flooded.

