



47 Windmill Rise  
York, YO26 4TU  
Guide Price £695,000

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An exceptional three double bedroom detached home occupying an impressive plot with well maintained expansive gardens, Churchills Estate Agents are offering a rare opportunity to acquire a truly special home. This distinguished property combines generous living accommodation with the privacy and exclusivity that discerning buyers seek. The interior provides bright and spacious rooms throughout while the large grounds create a stunning outdoor setting, perfect for entertaining, family enjoyment or simply appreciating the tranquillity of the surroundings. Homes of this calibre with such substantial gardens and undeniable potential seldom come to the market. Offering a unique blend of space, character and lifestyle appeal, this outstanding detached house is expected to attract significant interest. Comprising large entrance hall, good size lounge, dining kitchen, conservatory, downstairs shower room, first floor, landing, 3 double bedrooms, bathroom and a separate toilet. Outside there is a front garden and a side drive leading to a brick built detached garage whilst to the rear is a fabulous fully enclosed private garden. Located to the West of York in the ever popular Holgate area the property benefits from excellent access to both the city centre and York railway station as well as a wide range of nearby amenities and sought after schools. Rare to the market and with a strong demand, an early viewing is recommended.



### Entrance Hall

Large entrance hall, window to front, ceiling coving, walk-in storage cupboard, two radiators. Oak flooring.

### Lounge

14'2 x 12'2 (4.32m x 3.71m)

Feature brick fireplace housing real fire, coving to ceiling, cast iron fireplace, patio doors to:

### Sun Room

19'8 x 13'6 (5.99m x 4.11m)

Occupying the full width of the rear of the property the sun room provides attractive views across the extensive private lawned garden. Tiled flooring.

### Shower Room

6'11 x 10'9 (2.11m x 3.28m)

Two windows to side, walk-in shower area, low level WC. Vinyl flooring.





### Dining Kitchen

10'7 x 10'9 (kitchen) and 10'7 x 8'6 (dining room)  
(3.23m x 3.28m (kitchen) and 3.23m x 2.59m (dining))  
Windows to side and front, well fitted kitchen with an excellent range of base and wall mounted units incorporating roll top work surfaces, Belfast sink with mixer tap, gas hob, extractor fan, built-in electric oven, plumbing for automatic washing machine. Tiled flooring. Patio doors to conservatory.

### First Floor Landing

Window to front, built-in cupboard housing boiler, coving to ceiling, loft with light accessed via a pull down ladder

### Bedroom 1

12'9 x 12'11 (3.89m x 3.94m)  
Window to rear, ceiling rose, radiator.

### Bedroom 2

12'5 x 9'3 (3.78m x 2.82m)  
Windows to rear and side, radiator.

### Bedroom 3

9'10 x 9'8 (3.00m x 2.95m)  
Windows to front and side, radiator.

### Bathroom

Window to side, cast iron bath, pedestal wash hand basin, heated towel rail.

### Separate WC

Window to front, low level WC.

### Outside

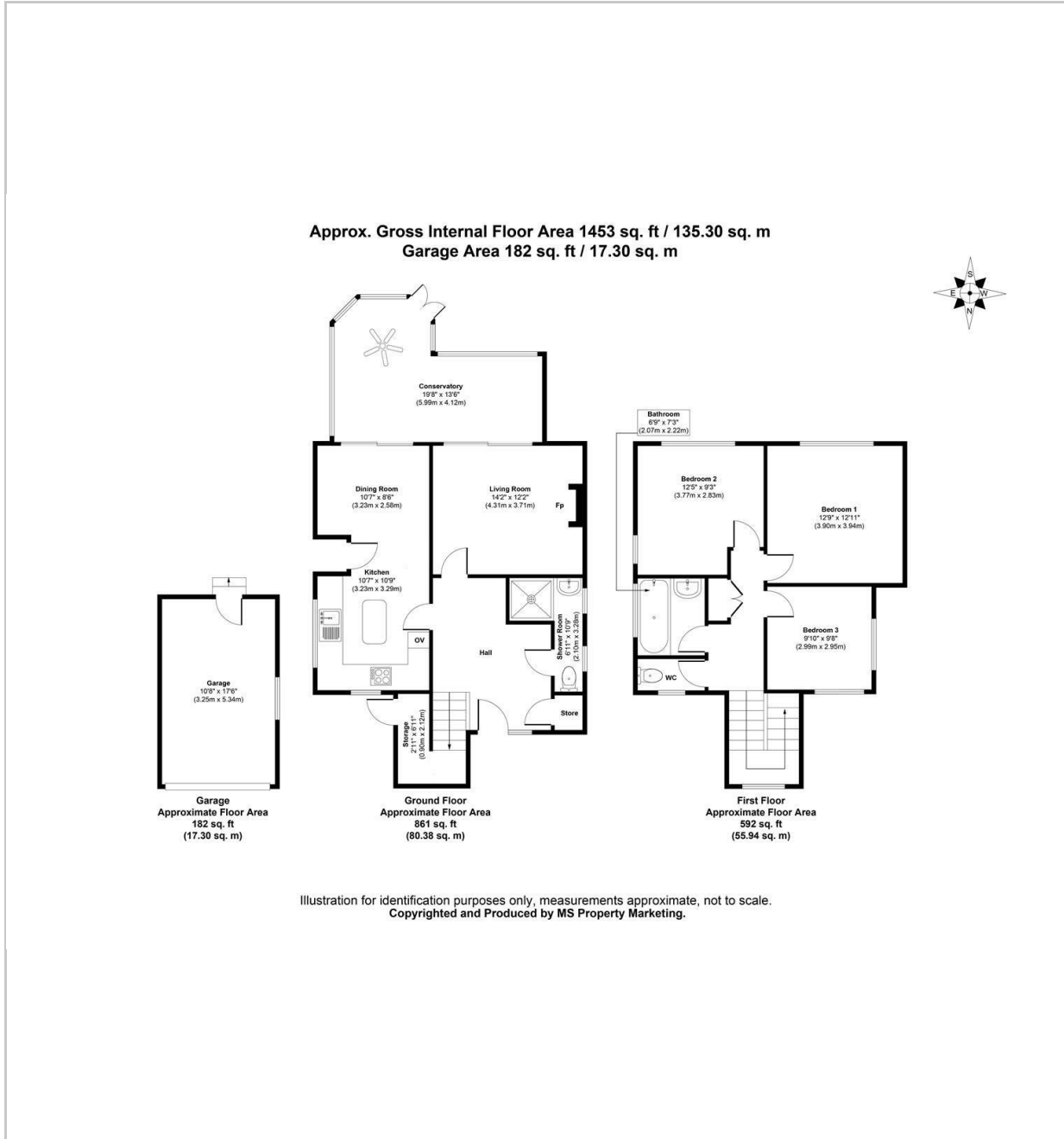
To the front of the property is a pretty garden perfect for green fingered buyers, driveway providing ample off street parking and leading to a brick built detached garage with power and light which would suit a car/cycle enthusiast or as a workshop. To the rear is a large fully enclosed private garden tucked away behind mature boundaries shield the property creating an undisturbed quiet retreat perfect for families, pets and outdoor entertainment designed for relaxation and offering absolute seclusion.

### Agents Note

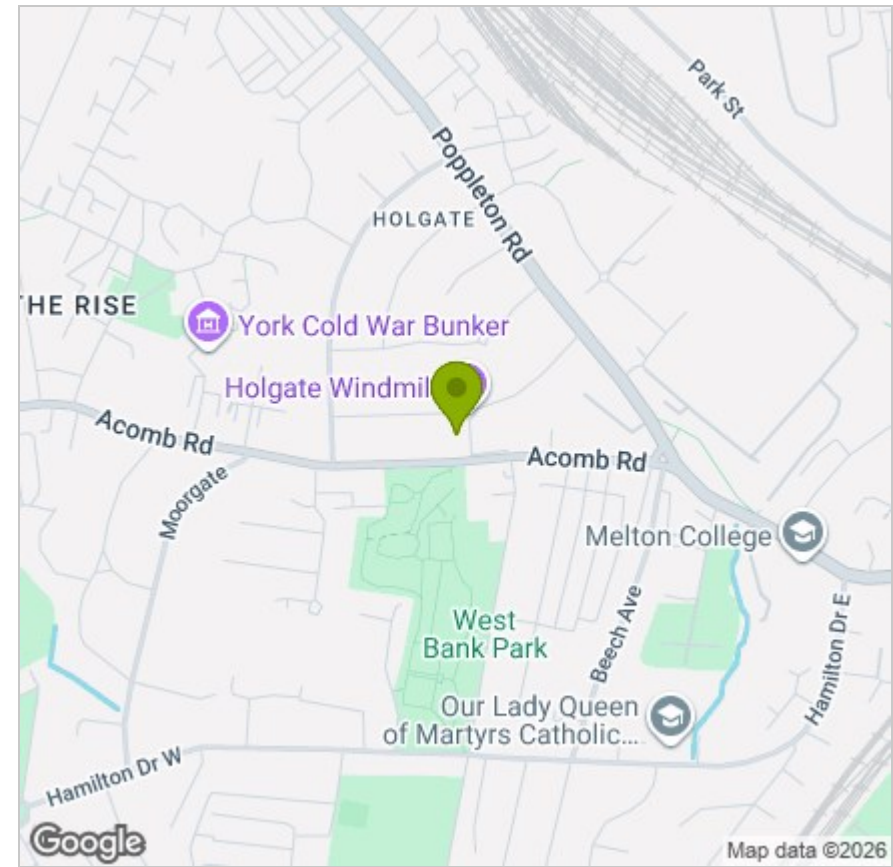
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# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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