



ABOUT THE PROPERTY

Situated in the popular village of Murton, just outside York, this spacious and highly versatile three-bedroom home enjoys open views to the front and a private rear garden that is not overlooked, offering a wonderful sense of space and privacy.

A welcoming porch leads into a generous entrance hall with stairs to the first floor and useful storage. The impressive sitting room/dining area extends over 25ft and features a bay window to the front, perfectly positioned to take advantage of the open outlook and fill the room with natural light. The well-equipped kitchen offers a range of wall and base units with integrated appliances and provides access to the rear garden. The ground floor includes two double bedrooms, with the principal bedroom benefiting from French doors opening onto the private rear garden. A contemporary wet room with walk-in rainfall shower, WC and wash basin completes the ground floor. The layout has been thoughtfully arranged to allow for easy accessibility and wheelchair-friendly living if required, while retaining a stylish and homely feel throughout. Upstairs, a further generous bedroom with Velux window and eaves storage is accompanied by a separate study, ideal for home working.

Externally, the enclosed rear garden offers excellent privacy and a pleasant space for relaxing or entertaining, while the property also benefits from a garage with power and lighting and an adjoining studio with French doors, ideal as a home office, gym or hobby room.

A well-proportioned and adaptable home in a desirable village setting, combining open views, privacy and flexible living, early viewing is highly recommended.





THE ACCOMMODATION COMPRISES;-**GROUND FLOOR****PORCH**

Front entrance door, tiled flooring.

ENTRANCE HALL

7.35 x 1.79 (24'1" x 5'10")

Front entrance door, window to side.

Stairs to first floor, under stairs cupboard, wall mounted gas fired central heating boiler.

SITTING ROOM / DINING AREA

7.69 + bay x 3.63 (25'2" + bay x 11'10")

Bay window to front.

Wall mounted electric fire, 2 radiators.

BEDROOM ONE

3.72 extending to 4.78 x 3.67 (12'2" extending to 15'8" x 12'0")

French doors to rear, window to side.

Radiator.

BEDROOM TWO

4.22 x 3.37 + bay (13'10" x 11'0" + bay)

Bay to front.

Radiator.

WET ROOM

2.29 x 1.74 (7'6" x 5'8")

Window to side.

Suite comprising walk in shower with rainfall head and separate attachment, low flush WC and wash hand basin. Fully tiled walls and floor, ladder style heated towel rail and extractor fan.

KITCHEN

4.22 x 3.33 (13'10" x 10'11")

Door and window to rear.

Wall and base units comprising of working surfaces, 1 1/2 bowl stainless steel sink unit, integrated appliances including eye level oven and microwave, gas hob and extractor fan over. Space for washing machine and dryer. Laminate wood flooring and radiator.

FIRST FLOOR**LANDING**

Velux to front.

BEDROOM THREE

2.46 max (2.25 min) x 7.09 max (3.18 min) (8'0" max (7'4" min) x 23'3" max (10'5" min))

(Limited head space)

Velux to rear.

Eaves storage and 2x radiators.

STUDY

2.95 x 2.34 (9'8" x 7'8")

(Limited head space)

Radiator and eaves storage.

OUTSIDE**GARAGE**

6.15 x 2.76 (20'2" x 9'0")

Electric up and over door.

Power and light.

Door to side, window to side and rear.

STUDIO

3.01 x 2.08 (9'10" x 6'9")

French doors to rear.

Electric wall mounted heater.

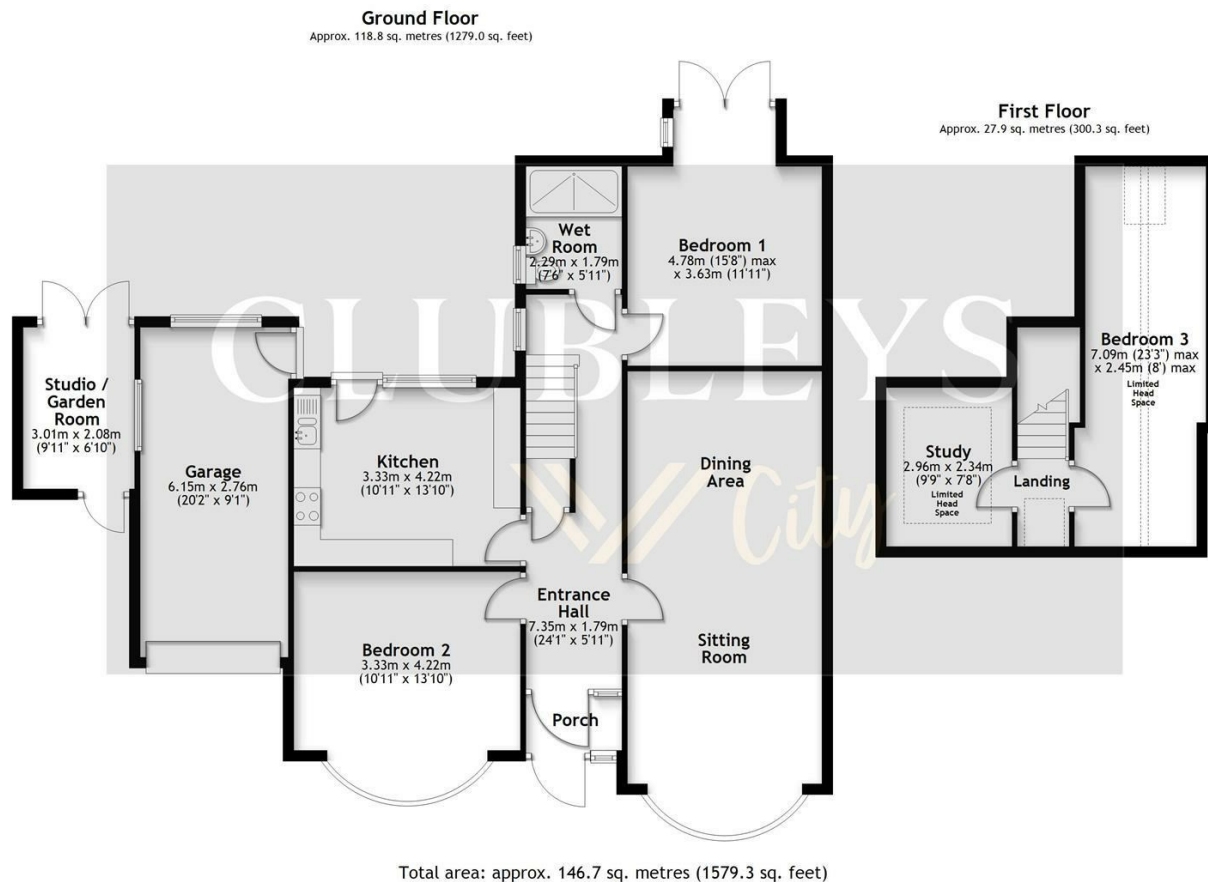
ADDITIONAL INFORMATION**SERVICES**

Mains Water, Seweage, Gas, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the electrical or gas appliances have been tested by the Agent.





VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

CLUBLEYS



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.