



Thorn Nook, York, YO31 9LH

- A beautifully presented family home in a highly desirable location • Kitchen with a range of fitted appliances & storage. Separate utility room • Formal dining room with doors out to the garden • Living room with dual aspect windows & a gas fire • Home office • Four double bedrooms, two with en-suites • Family bathroom • Fully enclosed rear garden with a variety of fruit trees • Double garage with an electric roller door & further off street parking on the drive •

EPC = C

Guide Price £750,000

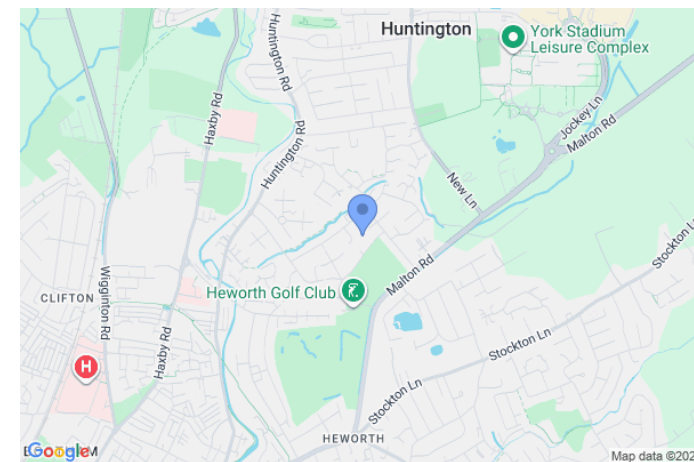
Thorn Nook is a highly desirable area of York that combines peaceful residential living with outstanding convenience and lifestyle benefits. Tucked away in a quiet setting, it offers a welcoming community feel while still being within easy reach of everything you could need day to day. Just a short distance from the property is the City centre and the popular Monks Cross and Vanguard shopping centres, where you'll find a wide choice of high-street brands, supermarkets, gyms, cafés, and restaurants, making shopping and leisure both effortless and enjoyable. For those who enjoy the outdoors, the area benefits from nearby walking and cycling routes, green open spaces, and a well-regarded local golf course, offering plenty of ways to relax and unwind close to home. Families are particularly well catered for, with excellent schools, local services, and family-friendly facilities all within easy reach, while professionals will appreciate the excellent transport links that provide quick access into York's historic city centre, as well as to major routes connecting further afield. Thorn Nook is ideal for families, professionals and anyone looking to enjoy both modern living and the charm of York's rich heritage.

On entering the property, you are welcomed by a bright hallway with oak flooring, setting a warm and elegant tone that continues into the reception rooms. The living room is to the left and enjoys dual-aspect windows that allow natural light to flood the room. There is feature gas fire with a stone hearth and surround at the centre perfect for cosy winter evenings. Double timber doors open into the formal dining room, which offers ample space for entertaining, while further doors lead seamlessly out to the garden, ideal for summer gatherings.

The heart of the home is the stylish kitchen, centred around a granite-topped island and equipped with an induction hob, double L-shaped granite worktops, recessed sink, fridge/freezer, combination microwave, single oven, dishwasher, and extensive storage. Adjoining is a practical utility room with additional granite surfaces, sink and space for both a washing machine and dryer. A cloakroom with w/c and hand basin sits conveniently nearby, along with access to the integrated double garage via an internal door. A versatile home office, which could also serve as a ground floor bedroom, completes the downstairs layout.

Upstairs, there are four generous double bedrooms. The two largest bedrooms, positioned at either end of the landing, both boast modern en-suites with a shower, w/c, pedestal basin, and chrome heated towel rail. A well-appointed family bathroom with bath, corner shower, w/c, pedestal basin and heated towel rail serves the remaining bedrooms.

Externally, the property continues to impress with a beautifully enclosed rear garden, mainly laid to lawn with well-stocked borders of mature shrubs and flowers. Several fruit trees, including apple, quince, plum, and pear, add charm and seasonal interest. A large patio area provides the perfect spot for outdoor dining, while a feature pond creates a peaceful focal point. The property has access over a driveway owned by number 11 which leads to a good sized parking area, ensuring ample space for multiple vehicles.





A STUNNING FAMILY HOME IN A HIGHLY DESIRABLE LOCATION



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority York City Council

Services All mains services



Address:
Reference: 2445



rmenglish.co.uk



Offices in **York, Pocklington and Market Weighton**

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

Approx. Gross Internal Floor Area 2098 sq. ft / 194.99 sq. m
Garage 276 sq. ft / 25.61 sq. m
Total 2374 sq. ft / 220.60 sq. m

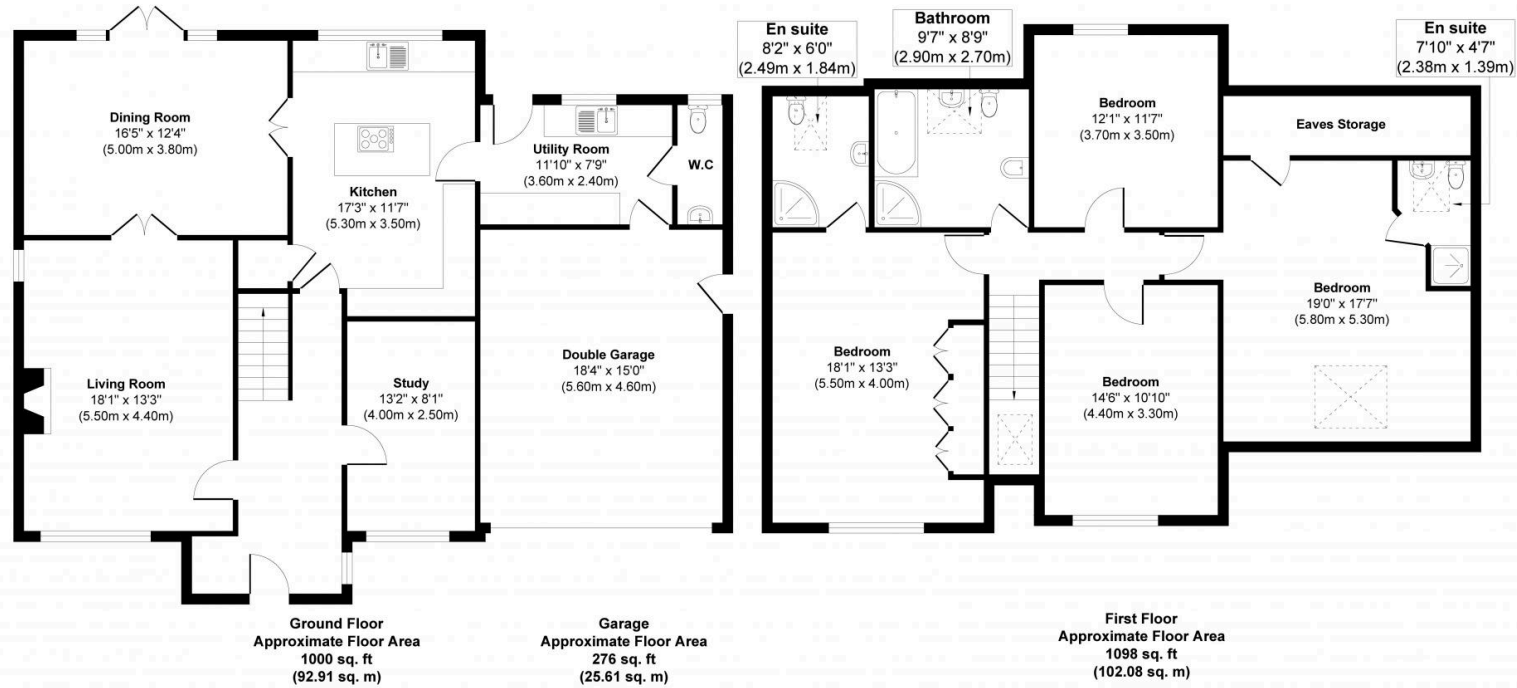


Illustration for identification purposes only, measurements approximate, not to scale.
 Copyrighted and Produced by MS Property Marketing.

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.