



Glebe House Main Street Thorganby

York, YO19 6DB

**Guide Price £725,000**





A FABULOUS 4 BEDROOM EXECUTIVE DETACHED HOUSE SET IN THIS POPULAR VILLAGE TO THE SOUTH OF YORK WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS IN TO YORK CITY CENTRE. The property has been upgraded and maintained to a high standard by the present owners to provide bright and spacious family living space comprising; entrance hallway, cloaks/w.c., study, family room, large sitting room with French doors to garden, superb open plan living kitchen with sitting and dining areas and contemporary fitted kitchen with large breakfast bar and integrated appliances, laundry/boot room, landing, master bedroom with dressing room and en-suite shower room/w.c., 3 further bedrooms, family bathroom with roll top bath and walk in shower. Driveway to a detached double garage with utility. Private lawned rear garden. An internal viewing is highly recommended.

**Hallway**

**Living Kitchen**

24'0" x 21'7" (7.32m x 6.58m)

**Sitting Room**

19'1" x 11'10" (5.84m x 3.61m)

**Family Room**

11'10" x 9'1" (3.61m x 2.79m)

**Study**

14'0" x 8'11" (4.27m x 2.74m)

**Laundry/Boot Room**

8'2" x 8'0" (2.50m x 2.46m)

**Downstairs WC**

**Utility Room**

13'2" x 5'7" (4.03m x 1.71)

**Bedroom 1**

15'1" x 12'0" (4.62m x 3.66m)

**Dressing Room**

12'0" x 6'5" (3.66m x 1.98m)





**En-Suite**

9'6" x 6'0" (2.90m x 1.83m)

**Bedroom 2**

12'4" x 12'0" (3.76m x 3.68m)

**Bedroom 3**

12'9" x 10'11" (3.91m x 3.35m)

**Bedroom 4**

10'11" x 9'6" (3.35m x 2.90m)

**Bathroom**

11'1" x 6'7" (3.40m x 2.03)

**Garage**

20'7" x 18'6" (6.29m x 5.64m)

**Attic Room**

15'5" x 34'1" (4.70m x 10.4m)



**Ground Floor**  
1184 sq.ft. (110.0 sq.m.) approx.

**1st Floor**  
959 sq.ft. (89.1 sq.m.) approx.

**TOTAL FLOOR AREA:** 2143 sq.ft. (199.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>88</b> |
| (69-80) <b>C</b>                            | <b>80</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

EU Directive 2002/91/EC



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