



Murton Garth
Murton, York
YO19 5UL

£445,000



A rare opportunity to acquire this well proportioned three bedroom home, set on one of the largest plots within this established development, having been the original show home and proudly owned by the same family for over 60 years.

The property is entered via a front entrance hallway with access to a ground floor w.c. The main living room runs from front to back, creating a bright and spacious reception area, with a rear garden extension featuring sliding doors opening directly onto the garden, allowing for excellent natural light and a strong connection to the outside space.

The kitchen also extends from front to back, offering ample space for dining and everyday living. To the side sits a separate sun room, providing an additional reception space overlooking the garden.

To the first floor are three well proportioned double bedrooms, along with a family bathroom fitted with a bath, shower and wash basin, plus a separate w.c.

Externally, the property sits on a particularly generous plot, the largest on the estate, offering significant outdoor space and potential for further extension or reconfiguration, subject to the necessary consents.

A much loved home, offering a fantastic opportunity for a buyer to modernise and create a long term family home in a popular village location just outside York.



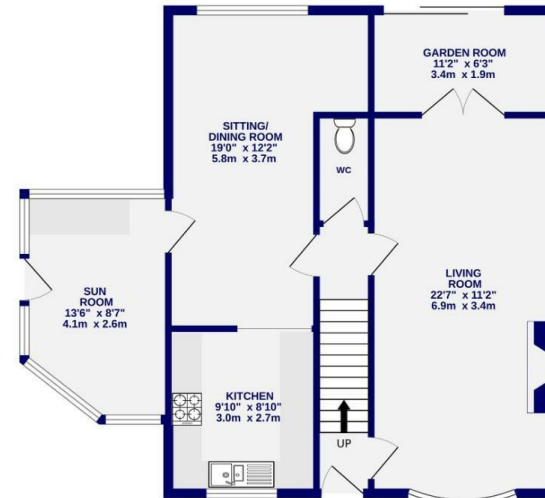


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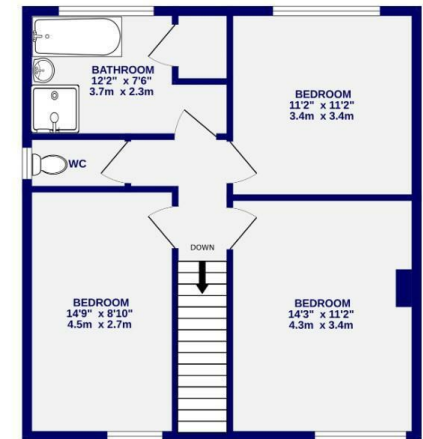
Freehold
Council Tax Band - D

- Detached House
- Three Double Bedrooms
- Would Benefit From Modernisation
- Large Corner Plot
- Detached Garage & Driveway
- No Onward Chain
- EPC D

GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 1365 sq.ft. (126.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porch will form part of the overall floor area 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.

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