



1 Meadow View Thorganby

York, YO19 6FH

Guide Price £350,000



This beautiful double fronted three bedroom detached home forms part of a small exclusive development in the beautiful village of Thorganby. With stunning countryside on your doorstep, there is a real community feel whilst still having easy access to the A64 and York City Centre. With the benefit of central heating and double glazing the property has been maintained to a high standard throughout and is ready to move into. The bright and spacious living accommodation comprises entrance hallway, through living room with wood burning stove and bi-fold doors to rear, large dining kitchen with full range of fitted units and integrated appliances, utility room with w/c, first floor landing, two double sized bedrooms and one large single bedroom, family bathroom with modern suite. Front garden with driveway leading to a detached brick garage. Good sized private south facing rear garden. NO FORWARD CHAIN. An internal viewing is strongly recommended.

Location

Thorganby is an idyllic community village located to the south of York with easy commuter links in to the city and on to the A19 and A64.. The village includes a Village Hall/ community centre, a traditional country pub and popular children's outdoor play area. The neighbouring village of Wheldrake provides a local supermarket/Post Office, pub and coffee shop/deli. There are school buses that lead to Wheldrake primary school and Fulford secondary school.

Entrance Hall

Living Room

16'5 x 10'2 (5.00m x 3.10m)

Kitchen/Dining Room

16'5 x 10'2 (5.00m x 3.10m)

Utility Room

WC





First Floor Landing

Bedroom 1

10'6 x 9'2 (3.20m x 2.79m)

En-Suite

Bedroom 2

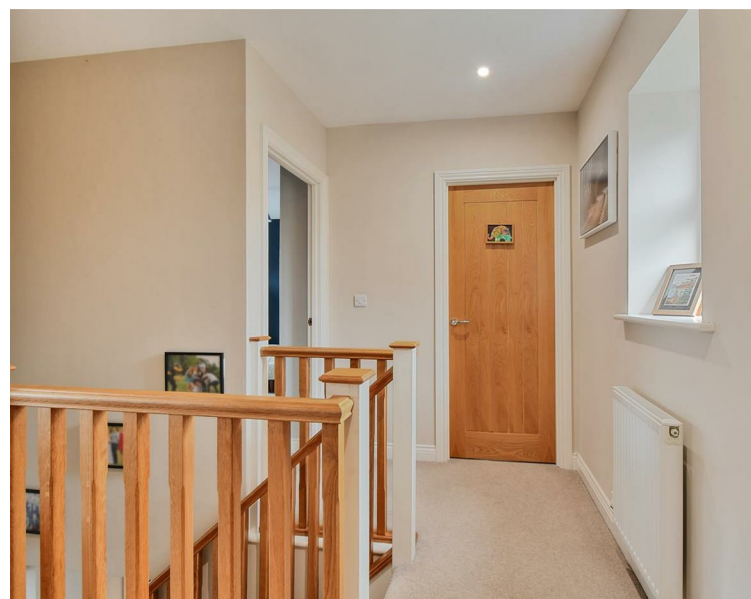
13'2 x 10'2 (4.01m x 3.10m)

Bedroom 3

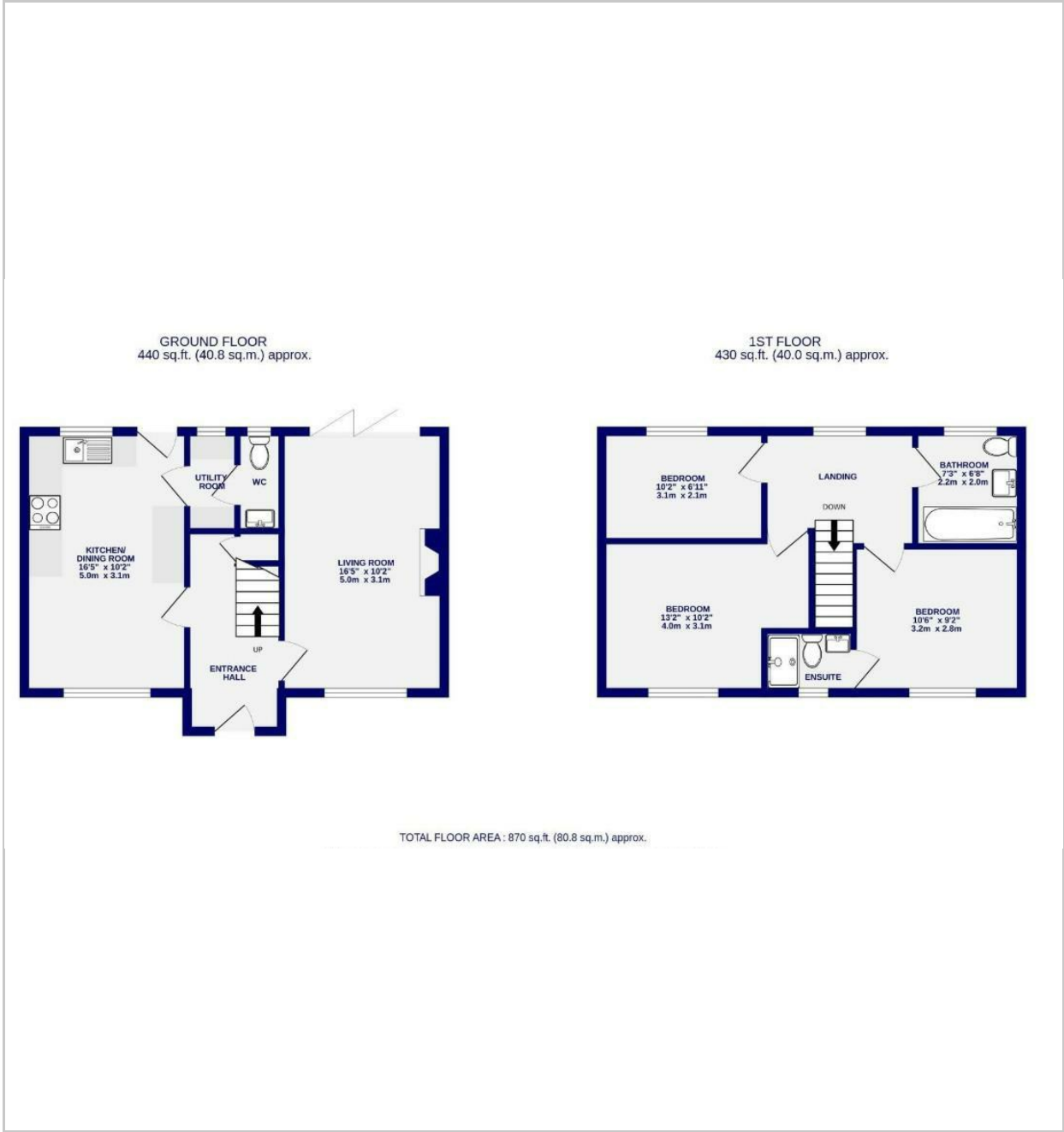
10'2 x 6'11 (3.10m x 2.11m)

Bathroom

7'3 x 6'8 (2.21m x 2.03m)



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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