



## ABOUT THE PROPERTY

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Behind the traditional exterior of this detached home lies a stunning contemporary interior that has been completely transformed. The current owner has meticulously renovated the property, with new plasterwork, electrics, plumbing, heating, and finishes throughout – creating a home that feels entirely new while retaining the charm and character of an established property.

From the moment you step inside, the attention to detail is evident. The layout flows effortlessly, offering stylish, open-plan living perfectly suited to modern family life. At the heart of the home, a sleek fitted kitchen with quartz worktops and integrated appliances connects seamlessly to a sociable living/dining area – ideal for family meals or entertaining friends. Light-filled French doors open onto the garden, blurring the line between indoor and outdoor living during the warmer months. Upstairs, four versatile bedrooms accommodate a range of lifestyles. The principal bedroom benefits from an en suite shower room and opens into the third bedroom, currently proposed as a dressing room or study, though it can easily be reinstated as a fully separate bedroom. A contemporary family bathroom serves the remaining accommodation. Outside, the private rear garden features a lawn and paved patio – perfect for outdoor dining and relaxing, all framed by fencing and mature planting. There is also a Block and Tile garage with wooden doors. To the front, off-street parking with a newly laid driveway adds an extra layer of convenience.

This is a rare opportunity to own a home that perfectly combines the solidity of a traditional build with the fresh, high-spec finish of a brand-new property. Ready to move into, it has been designed with modern living in mind, offering both style and practicality.

This property is Freehold. City of York Council - Council Tax Band C.





**THE ACCOMMODATION COMPRISES:-****GROUND FLOOR****ENTRANCE HALL**

Front entrance door.

Stairs to first floor, under stairs cupboard housing recently installed gas fired central heating boiler, electrical fuse board and data supply. Herringbone style laminate wood flooring, recessed spotlights and anthracite radiator.

**SITTING ROOM**

4.21 max x 3.17 (13'9" max x 10'4")

Bay to front with plantation shutters.

Herringbone style laminate wood flooring, recessed spotlights and anthracite radiator.

**KITCHEN**

4.75 x 1.77 min (15'7" x 5'9" min )

Door to side and window to rear.

Fitted with a range of wall and base units comprising of quartz working surfaces, sink unit with boiling water tap, integral appliances including fridge freezer, eye level oven, induction hob with extractor fan over, washing machine and dishwasher. Herringbone style laminate wood flooring, recessed spotlights and anthracite radiator. Open to:-

**DINING / LIVING AREA**

6.35 max x 3.00 (20'9" max x 9'10")

French doors to rear.

Log burner, herringbone style laminate wood flooring, recessed spotlights and anthracite radiator.

**FIRST FLOOR****LANDING**

Window to side.

Recessed spotlights and anthracite radiator.

**BEDROOM ONE**

4.75 x 3.15 (15'7" x 10'4")

Window to rear with plantation shutters.

Recessed spotlights and anthracite radiator. Opening to third bedroom/dressing room.

**EN SUITE**

2.08 x 1.66 (6'9" x 5'5")

Window to rear.

Suite comprising corner shower, low flush WC and wash hand basin. Vinyl flooring, extractor fan, recessed spotlights and anthracite radiator.

**BEDROOM TWO**

4.13 max x 3.03 (13'6" max x 9'11")

Bay to front with plantation shutters.

Recessed spotlights and anthracite radiator.

**DRESSING ROOM / BEDROOM THREE**

measurement tbc (measurement tbc)

Window to side.

Recessed spotlights and anthracite radiator.

**BEDROOM FOUR**

2.10 x 1.96 (6'10" x 6'5")

Window to front with plantation shutters.

Recessed spotlights and anthracite radiator.

**FAMILY BATHROOM**

2.08 x 1.66 (6'9" x 5'5")

Suite comprising panelled bath with shower over, low flush WC and wash hand basin set in vanity unit. Vinyl flooring, extractor fan, recessed spotlights and anthracite radiator.

**OUTSIDE**

Outside, the private rear garden features a lawn and paved patio – perfect for outdoor dining and relaxing, all framed by fencing and mature planting. To the front, off-street parking with a newly laid driveway adds an extra layer of convenience.

**GARAGE**

Block and Tile structure with wooden doors to the front.

Power and lighting.

Offering conversion potential (subject to relevant permissions) for office or studio use.

**ADDITIONAL INFORMATION**

Other features to note:-

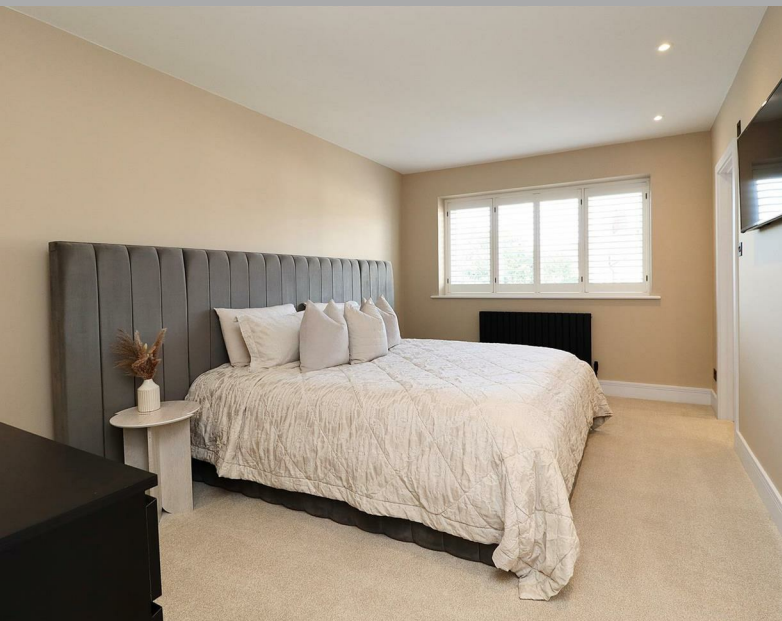
- Extensive roof works completed, including ridge tile repointing, leadwork, new fascias, soffits, and guttering.
- Outside power sockets, including porch supply suitable for small car charging.
- Data cabling throughout with all connections routed to a central cabinet for smart TV, speakers, and devices.
- New pressurised heating system, boiler, and full replacement pipework (including lead supply removed).
- Quality herringbone laminate flooring with additional insulation and boarding.
- Full electrical rewire, with USB sockets, wired alarm, and CCTV system.
- Loft fully insulated, boarded, and fitted with ladder for storage.
- All bedrooms wired with data and power points for TVs and smart tech.
- Rear garden with power, lighting, hot & cold water taps.

**SERVICES**

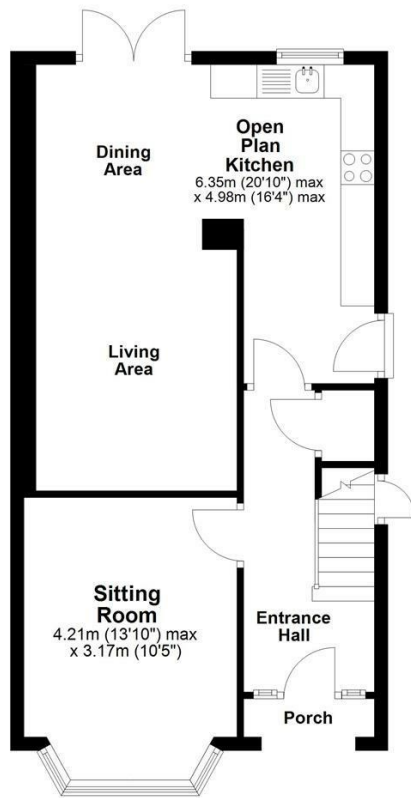
Mains Gas, Water, Electricity & Drainage. Telephone connection subject to renewal by British Telecom.

**APPLIANCES**

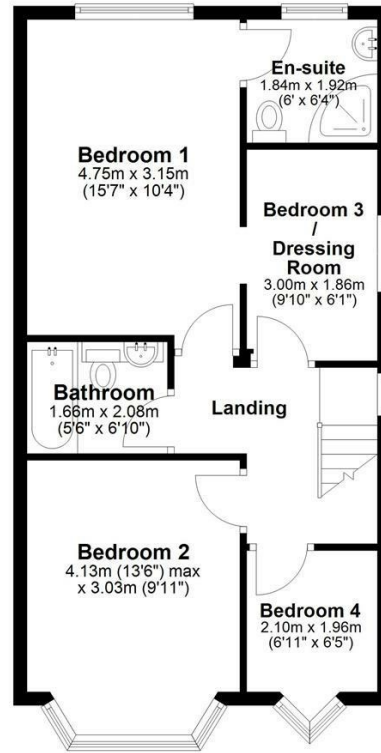
None of the electrical or gas appliances have been tested by the Agent.



## Ground Floor



## First Floor



Total area: approx. 107.5 sq. metres (1156.7 sq. feet)

### 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](mailto: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.

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 75      | 81                      |
| (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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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.