



Milner Lane

Saxton, Tadcaster , LS24 9QG
£700,000



SIGNATURE

BY

Emsleys | estate agents

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*** STUNNING VILLAGE LOCATION * COUNTRYSIDE VIEWS * FAMILY HOME WITH ANNEXE.***

A rare opportunity has arisen to purchase this attractive Yorkshire Stone built home which is surrounded by stunning countryside views, in one of the most idyllic settings locally there is to offer and set on just over a 1/4 acre plot. Having electric sweeping gates with a walled boundary to two sides and sweeping driveway providing ample parking and leading up to the property and double garage.

The property offers flexible living with two sections. A spacious home and a one bedroom fully functional Annexe flat.

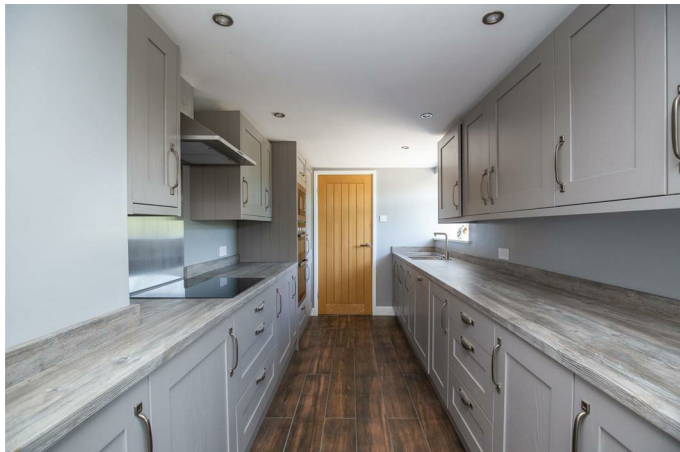
The main property briefly comprises: a modernised entrance hall with doors leading to the downstairs modern WC, 29 ft lounge and kitchen/diner having a newly fitted modern kitchen opening to a dining area. From the kitchen/diner there is also a utility area and study. The first floor comprises three generous sized bedrooms and a modern four piece bath/shower room.

The Annexe can be accessed via the main house in between the dining area and utility with a front entrance door but there is also a private external entrance leading to this first floor apartment. The open feel of this apartment with dual aspect windows over the countryside provides space and light to this attractive addition. The spacious lounge opens to a study landing, door to a double bedroom and a four piece bath/shower room, plus a modern fitted breakfast kitchen, again with outstanding hillside views.

Outside, because of the position, the property benefits from splendid views all around. The garden is laid mainly with a lawn to the front and a side seating area, ensuring privacy. Having a large integral double garage and workshop giving ample versatility to most potential buyers.

Within easy access of amenities and motorway links. Call now 24 hours a day, 7 days a week to arrange your viewing.

- STUNNING LOCATION
- BEAUTIFUL THROUGHOUT
- FAMILY HOME WITH ANNEXE
- SET ON APPROX. 1/4 ACRE PLOT
- DOUBLE GARAGE & WORKSHOP
- SURROUNDED BY COUNTRYSIDE
- EASY ACCESS TO AMENITIES & MOTORWAY LINKS
- EPC Rating E
- Council Tax Band E



Ground Floor

Hall

Composite entrance door. Stairs to the first floor. Door to the lounge. Radiator. PVCu double glazed window to front and side aspect. Door to WC.

WC

Modern hidden cistern with a push flush WC. Hand wash basin with mixer tap. Tiled floor. Window to the side aspect. Radiator.

Kitchen/Diner

8'0" x 24'10" (2.44m x 7.57m)

Fitted with a range of wall and base, coordinating worksurfaces. Stainless steel sink and drainer with mixer tap. Four ring induction hob and double oven. Integrated microwave, fridge freezer and dishwasher. Downlights to ceiling. Two PVCu double glazed windows to the front aspect. Radiator and doors to hall and garage.

Lounge

13'10" x 29'0" (4.22m x 8.84m)

Stone fireplace with multi fuel burner. Exposed beams to ceiling. Two sliding doors to conservatory, access door and two radiators.

Conservatory

9'8" x 22'5" (2.95m x 6.83m)

Outstanding country views with a door to the side.

Entrance

Composite door to the front. Stairs to the first floor annexe with white bannister. Radiator and door to kitchen/diner and utility.

Utility

7'8" x 5'0" (2.34m x 1.52m)

Fitted with wall and base units. Worksurfaces. PVCu double glazed window to the front aspect. Downlights. Door to study.

Study

8'0" x 7'8" (2.44m x 2.33m)

Water tank store. Tiled floor. Downlights. PVCu double glazed window to the side aspect. Radiator.

Landing

Doors leading to the bedrooms and house bathroom. Storage cupboard. Wooden flooring. PVCu double glazed window to the front aspect.

Double Garage

Electric up and over door. Power and lighting. Workshop to the side. Window and personal door.

First Floor

Bedroom

13'10" x 13'10" (4.22m x 4.22m)

Fitted wardrobes inset to the alcove. PVCu double glazed window to the rear aspect with outstanding countryside views. Radiator.

Bedroom

13'10" x 11'10" (4.22m x 3.61m)

PVCu double glazed window to the rear with countryside views. Radiator. Hatch to the loft.

Bedroom

8'6" x 9'1" (2.59m x 2.77m)

PVCu double glazed window to the front and side aspect. Radiator.

Bathroom

Comprising a four piece suite with a straight panelled bath. Wet area with rain head shower. Vanity unit with wash hand basin. Low level push flush WC. Built in linen cupboard. Heated towel rail. Tiled floor. Downlighters, extractor and PVCu double glazed frosted window.

Annexe

Annexe Lounge

13'3" x 15'11" (4.03m x 4.85m)

Wood flooring, TV Point. PVCu double glazed window to the rear aspect with stunning view. Radiator. Doors to the bedroom, bathroom and kitchen.

Annexe Kitchen

18'10" x 6'9" (5.74m x 2.06m)

Fitted with a range of wall and base units. Work surfaces and ceramic sink unit and drainer with mixer tap. Lamona 4 ring induction. Extractor hood. Built in single oven. Intergrated washing machine, tumble dryer, fridge freezer and dishwasher. PVCu double glazed windows to the front side and rear aspect. Tiled floor. Radiator.

Annexe Bedroom

12'8" x 11'9" (3.86m x 3.58m)

Fitted wardrobes with sliding doors. Wood flooring. PVCu double glazed window to the front aspect with countryside views. Radiator.

Annexe Bathroom

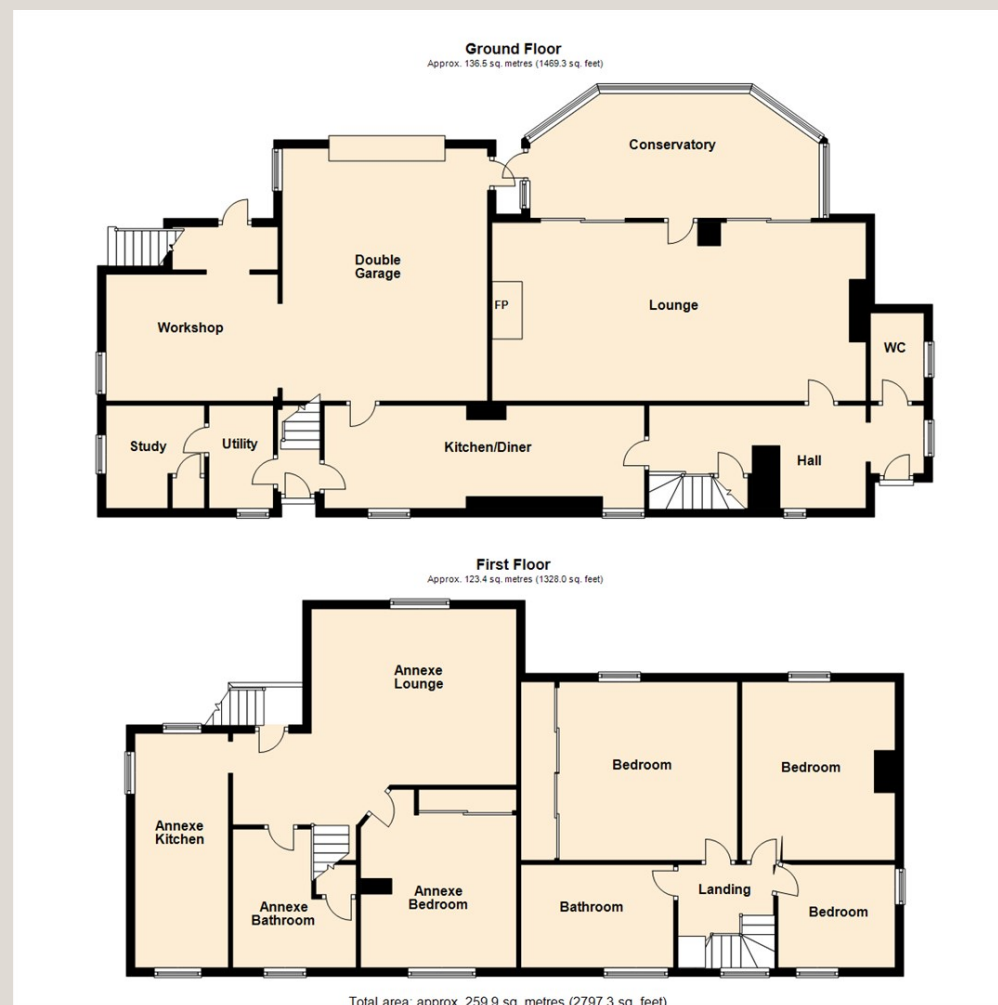
A 4 piece suite with a jet spa bath. Wet area with rain fall shower head. Vanity unit with wash hand basin. Low level push flush WC. Built in linen cupboard. Heated towel rail.

Exterior

Outside, because of the position of the property it benefits from splendid views at all angles. The garden is laid mainly with lawn at the front, and has a side seating area, ensuring privacy. A purpose built storage unit is enclosed by a walled pen at the top of the garden, this is useful for those who work from home for storage. Accessed by electric gates with Yorkshire stone wall boundaries. 3 outside water taps. long drive way and parking for multiple cars.







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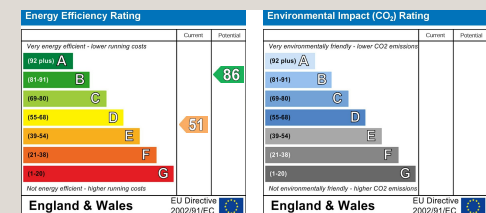
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