



THE PANTILES, YEW TREE CLOSE

OFFERS OVER £900,000



A spacious and beautifully presented, four bedroom, home with superb gardens.

Having been subject to significant renovations during the current owner's tenure, The Pantiles is a beautifully appointed and immaculately maintained home, boasting well proportioned accommodation over two floors. Offering extensive views over open fields whilst being peacefully located towards the end of Yew Tree Close.

Upon entry of the Pantiles is a bright and welcoming entrance hall. Located off the entrance hall and to the right you have bedroom four, which could be used as a study or additional reception room, the modern house bathroom and separate W/C, as well as bedroom three which along with bedroom four is a spacious double.

To the left of the entrance hall and to the front of the property is the stunning family room featuring a large bay window which floods the room with an abundance of natural light.



Tenure
Freehold

Local Authority
North Yorkshire Council

Council Tax
Band F

EPC Rating
D



Description Continued

Adjacent to the family room is a further reception room which offers plenty of versatility to suit a variety of lifestyles, as it could also be used as another study/bedroom. Directly opposite is the impressive dining room, with high ceilings and views over the well-manicured garden, a product of one of the four times the property has been extended over the years.

Leading through from the dining room is the kitchen/breakfast room, with fitted units, a central island, a walk-in pantry and access into the practical utility. The utility connects out to the rear garden.

To the first floor, there are an additional two good sized double bedrooms, both inclusive of contemporary ensembles and ample built in wardrobe/storage space.

Outside

The the front of the property there is a gravelled driveway and single garage. Upon the approach to the property there is a delightful lawned area with mature planted borders as well as a paved private seating area.

To the rear of the property there is an expansive lawned area and winding pathway leading to a pleasant seating area as well as charming summerhouse located at the top of the garden. There is also stone steps connecting the dining area to the outdoors.

Services

We are advised the property is connected to mains water, electricity, and drainage. Mains gas fired central heating is also installed.







Yew Tree Close, HG2

Approximate Area = 2417 sq ft / 224.5 sq m (includes restricted head height)

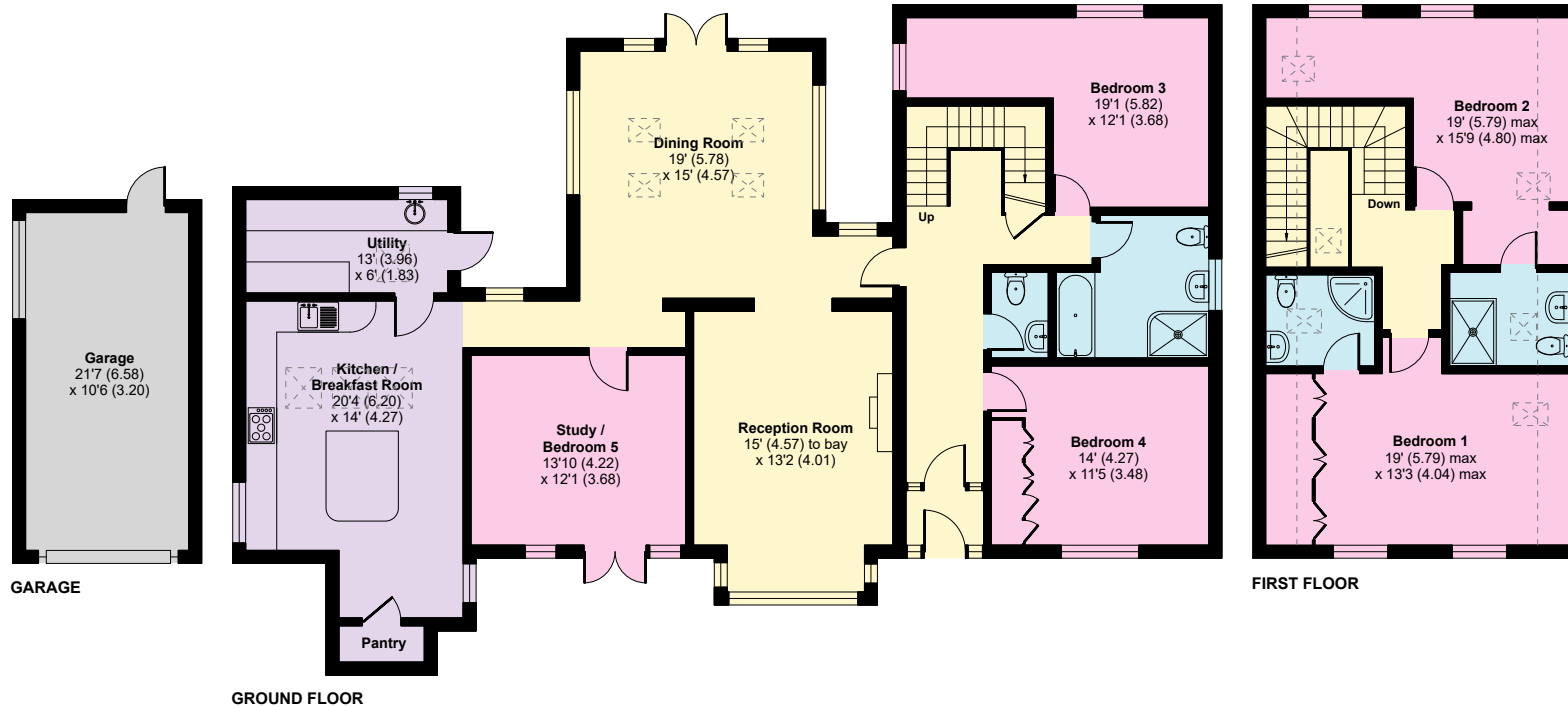
Garage = 228 sq ft / 21.2 sq m

Total = 2645 sq ft / 245.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for North Residential. REF: 1196958

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs dated October 2024.

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