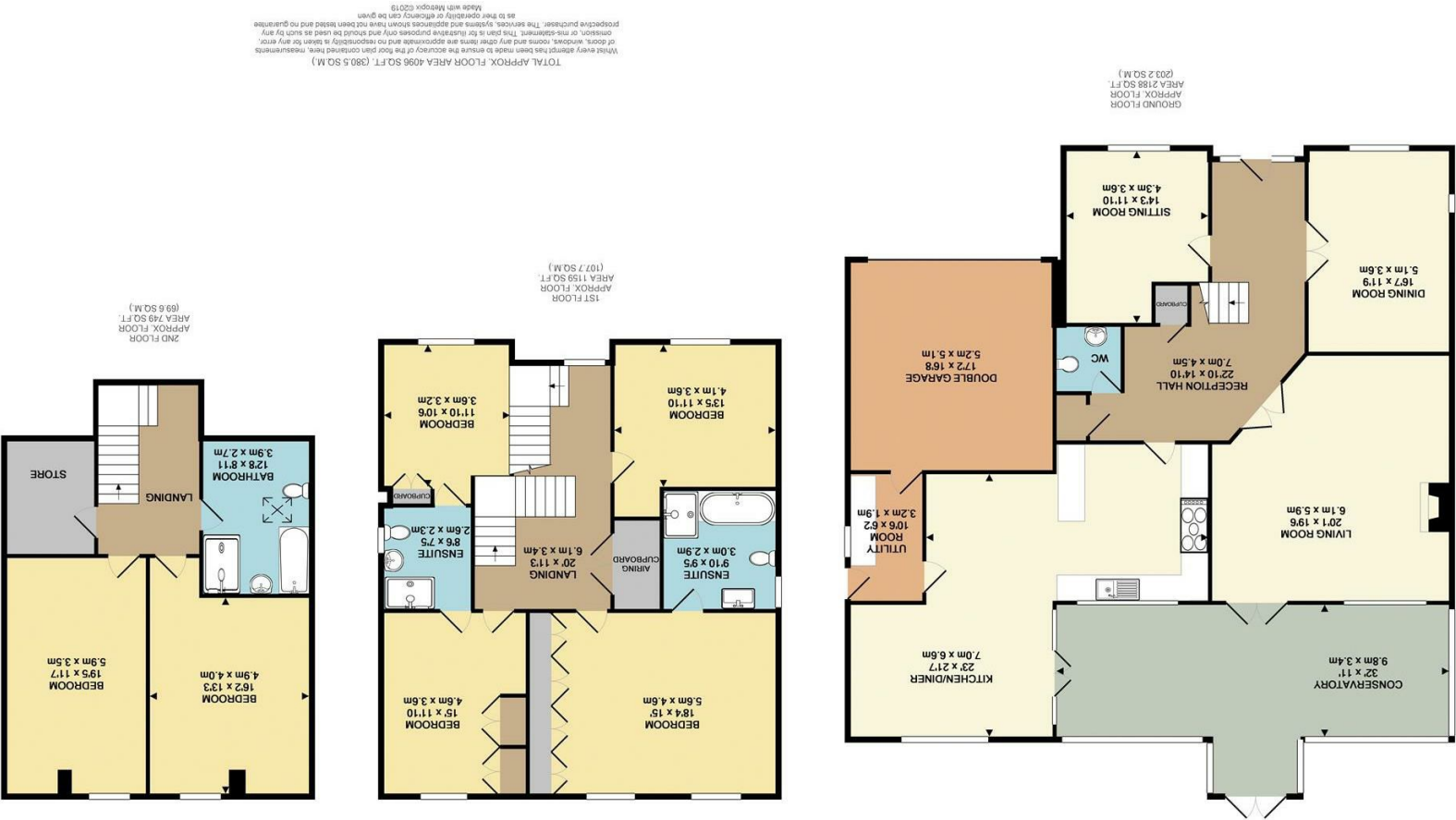


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings, service details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Environmental Impact (CO ₂) Rating		England & Wales		EU Directive 2002/91/EC				
Very environmentally friendly - lower CO ₂ emissions	A	(92 plus)	60	68	Potential			
	B	(81-91)						
	C	(69-80)						
	D	(55-68)						
	E	(39-54)						
	F	(21-38)						
	G	(1-20)						
Not environmentally friendly - higher CO ₂ emissions								
Very energy efficient - lower running costs	A	(92 plus)				76	Current	Potential
	B	(81-91)						
	C	(69-80)						
	D	(55-68)						
	E	(39-54)						
	F	(21-38)						
	G	(1-20)						
Not energy efficient - higher running costs								
Energy Efficiency Rating		England & Wales		EU Directive 2002/91/EC				



The Beeches 25a Hopgrove Lane South, YORK
£850,000





Description

Situated in a popular location just off Stockton Lane this impressive modern detached family house radiates charm and character providing a rare balance of property and garden. Built in 2004 by well regarded local developers, Pilcher Homes, The Beeches provides extensive and flexible family accommodation arranged over three floors, this is a superbly presented home with access to country walks and local amenities . Hopgrove Lane South is a tree lined street of elegant properties situated a little over three miles to the north of the City centre, convenient for a range of amenities including John Lewis, Marks and Spencer and the Vanguard development as well as access to the A64 for commuting further afield.

Offering excellent space for entertaining, with three good-sized reception rooms, of particular note is the wonderful living kitchen, with its extensive range of units, granite work surfaces, comprehensive range of high quality appliances, as well as ample dining and living space, with double doors leading to the light and airy orangery overlooking the garden. The remainder of the accommodation is arranged over the first and second floors, with six double bedrooms, generously proportioned bath and shower rooms, and ample storage space.

Externally The house is approached via electrically operated wrought iron gates, leading to a paved driveway which sweeps round to the integral double garage. The front gardens are mainly laid to lawn with a paved walkway. To the right hand side of the house a pathway leads to the extensive rear garden with paved terrace area.

Entrance Hall way -- Family Room -- Dining Room -- Lounge -- Orangery -- Dining/Kitchen -- Utility -- Six Double Bedrooms -- Three Bathrooms -- Good Sized Plot -- Double Garage