



## Southmoor Road, Thorganby, York Offers Over £460,000

Believed to be the former cobblers shop dating back to circa 1870, we offer for sale this deceptively spacious and thoughtfully extended detached family residence with detached garage and surrounding gardens sitting within catchment for Fulford Secondary School and Wheldrake with Thorganby Primary School.



Tucked away from the main street of Thorganby, we are delighted to offer for sale this good sized detached family home which presents flexible living over two floors upon a sizeable plot in the most sought after village of Thorganby offering quick and easy travel to York, Selby and the M62.



An attractive oak framed porch leads to the front door which in turn enters into a central entrance hall with doors leading off into ground floor reception rooms, utility, downstairs WC and boot room.



To the ground floor are three flexible reception rooms providing ideal family accommodation with a family room providing a focal feature by the way of a stunning range along with the sitting room having a freestanding cream wood burning stove and both rooms having uPVC double glazed windows to the front elevation.



In addition, along side the sitting room, is a further reception room currently used as a home office which is entered to the front via uPVC double glazed sliding doors with a further uPVC giving access to the rear.



Found to the rear of the property and forming part of the property's recent extension is a stunning open plan family kitchen providing both living and dining areas with anthracite bi folding doors with matching French doors giving access to the rear. Underfloor heating beneath laminated flooring runs the entire length of the room with additional natural light gained via Velux rooflights along with a wall mounted chrome heated towel rail.

The kitchen comprises a stunning range of Shaker style, soft closing units which incorporates an integrated fridge, dishwasher along with a double oven and recycling bins. Quartz work surfaces offer a touch of quality, with a one and a half bowl ceramic sink unit along with a four ring electric hob built in. In addition is a feature central island with matching curved units and contrasting solid oak surface which completes this beautiful recent addition to the property.

In addition there is a well-placed utility room along with WC and boot room.

To the first floor, a central landing leads into four well proportioned bedrooms along with house bathroom, large built in wardrobe and access to the roof space above. The property's master bedroom is found within the property's rear extension and offers a wonderful space with vaulted ceiling, a large over stairs storage cupboard and superb views over the rear garden via French doors with Juliet balcony as well as natural light gained via Velux rooflights and uPVC sliding sash window. Serving the master bedroom is an en suite shower room comprising a corner walk in shower cubicle with electric shower over along with a low flush WC and hand wash basin set within a modern vanity surround.

Two further double bedrooms are accompanied by a fourth single room and all three being served by a modern house bathroom which comprises a panel bath with handheld shower and mixer tap over, corner shower cubicle, low flush WC and a hand wash basin set within a vanity surround. In addition is a wall mounted chrome heated towel rail and uPVC double glazed semi opaque sliding sash window to the side elevation.

To the outside, the property sits just off the main street of the village with a gravelled driveway passing through double timber gates presenting ample off street parking. The gravelled driveway meanders to a recently built detached garage and a half having a manual up and over door with further side personnel door benefitting from light and power.

The rear of the property enjoys a stunning mature garden with an array of well stocked planted beds and fruit trees with generous laid lawn, raised patio area and further gravelled seating area immediately to the rear of the kitchen. In addition is a timber shed and greenhouse along with a valuable side vehicular access from Southmoor Road.

It is therefore as agents we highly recommend an internal inspection to truly appreciate this wonderful opportunity which is sure to appeal to both young and mature professionals as well as families.

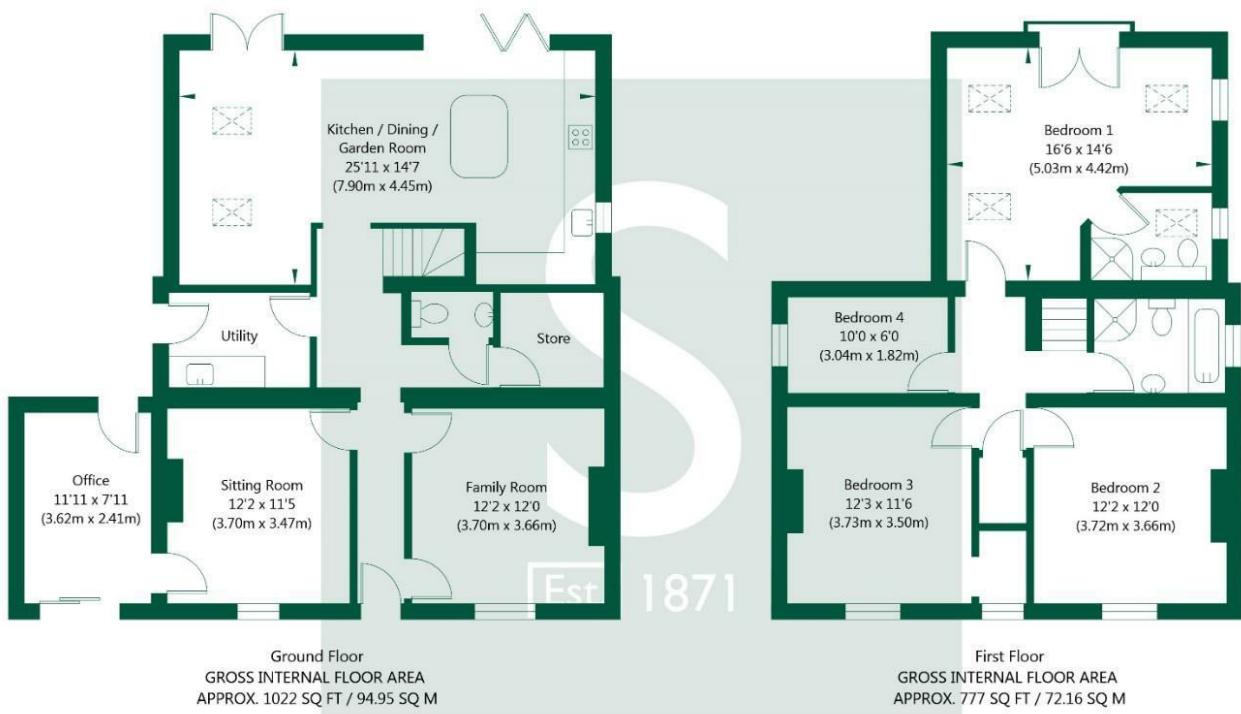
Tenure: Freehold

Services: Mains, water, electricity and drainage. Oil central heating.

EPC: 54 (E)

Council Tax: Selby - Band E

Viewings: Strictly via the selling agent 01904 625533



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1799 SQ FT / 167.11 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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