

THREE DOUBLE BEDROOM
CHARACTER PROPERTY! Set within this peaceful and sought after village of Bolton Percy, located to the South West of York convenient for Leeds and the A64. Updated and maintained by the present owners to an exceptionally high standard throughout it comprises entrance porch, entrance hallway with Karndean flooring, lounge with bay window, fabulous kitchen/dining room with views over the garden, 3 first floor bedrooms and three piece house bathroom suite. To the outside is a front gated lawn, landscaped rear garden with side access, plus garage with parking in front. An internal

Entrance Porch

recommended.

Entrance door, double glazed window to front, wall mounted electric heater. Tiled flooring. Door to;

viewing of this impressive property is highly

Hallway

Column radiator, power points, carpeted stairs to first floor, under stairs storage cupboard. Karndean flooring.

Lounge

13'5 x 13'2 (4.09m x 4.01m)

uPVC double glazed bay window to front, double panelled radiator, TV point, power points. Carpet.

Kitchen/Dining Room

20'10 x 9'9 (6.35m x 2.97m)

Two uPVC double glazed windows to rear, door on to garden, two double panelled radiators, fitted wall and base units incorporating counter top 1 1/2 stainless steel sink and drainer with mixer tap, built in fridge freezer, integrated washing machine, eye level double oven, power points, recessed spotlights. Karndean flooring.

First Floor Landing

Double panelled radiator, access to loft space, power points. Carpet.



















Bedroom 1

13'5 x 11'5 (4.09m x 3.48m)

uPVC double glazed window to front, double panelled radiator, power points. Carpet.

Bedroom 2

14' x 9'9 (4.27m x 2.74m)

uPVC double glazed window to rear, double panelled radiator, power points. Carpet.

Bedroom 3

10' x 9'9 (3.05m x 2.97m)

uPVC double glazed window to front, built in storage cupboard, double panelled radiator, power points. Carpet.

Bathroom

Opaque uPVC double glazed window to rear, P-shaped panelled bath with electric shower over, pedestal wash hand basin, low level WC, towel radiator, extractor fan, storage cupboard. Tiled flooring.

Outside

Front lawn with iron boundary, side access leading to the rear landscaped garden with gravel and patio areas and backing on to a beck.

FLOOR PLAN LOCATION Old Rd Church Ln 1st Floor Ground Floor 528 sq.ft. (49.0 sq.m.) approx. 563 sq.ft. (52.3 sq.m.) approx. Bolton Percy The Foss Oak Ave **Entrance Porc** Coople Map data @2020 **EPC Energy Efficiency Rating** Environmental Impact (CO₂) Rating Potential Current Very energy efficient - lower running costs Very environmentally friendly - lower CO2 emission (92 plus) 🔼 (92 plus) A TOTAL FLOOR AREA: 1091 sq.ft. (101.3 sq.m.) approx. Whist every attempt has been made to ensure the accuracy of the floopian contained here, measurements of doors, windows, comits and any other times are agrounded and no responsibility to taken for any error, prospective purchaser. The services, systems and againstees shown have not been tested and no guarantee as to their operability or efficiency can be given. (81-91) 78 70 (69-80) (69-80) (55-68) (55-68) 53 (39-54) (21-38)

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Not energy efficient - higher running costs

2002/91/EC

England & Wales

Not environmentally friendly - higher CO2 emissions

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