



## The Village House, Main Street, York, North Yorkshire, YO26 6QG Guide price £650,000

The Village House is a beautiful, detached four bedroom property located in the heart of Knapton Village.

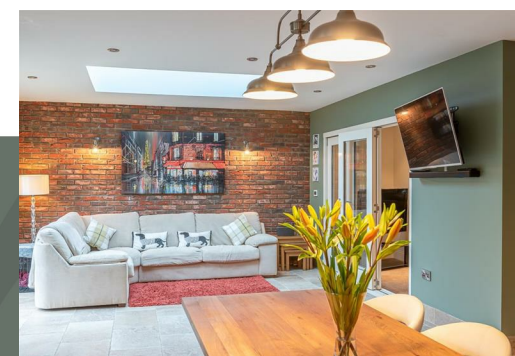
Double fronted bay windows, with wrought iron railings, this charming family home comprises of a skilfully extended kitchen/dining/family room; wonderfully proportioned sitting room; study; utility; cloakroom; master with en-suite; further 3 bedrooms and family bathroom. Externally, there is a private walled rear garden and detached garage with power.

Knapton is an attractive, popular village on the outskirts of York. Its perfect location means that York city centre is just 15 minutes away with the well serviced suburb of Acomb, just a short 5 minute drive. Knapton combines the advantages of rural and city living.

The nearby outer ring road links to the A64 for travel to Leeds and the A1M, making it an ideal location for buyers who wish to commute. Poppleton train station is a short drive away, with a regular service to Leeds.

In addition Knapton benefits from being the catchment area of 'Outstanding' Primary and Secondary schools.

EPC RATING C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		73
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916 600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

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**HALLWAY**

Front door leading into spacious hallway with wooden floor, radiator, power points.

**KITCHEN/DINING/FAMILY ROOM**

15'6" x 30'1" (4.73m x 9.19m)  
Accessed from the hallway is a stylish open plan kitchen living area with contemporary timber fronted kitchen units with range of base and wall cupboards, tiled splash back, double s/steel sink with mixer tap, integrated appliances including dishwasher, extractor, hob and Smeg oven with extractor. Tiled floor with underfloor heating and modern log burner. TV aerial with power points. Ceiling downlighter with feature light over dining area. Feature exposed brick wall, French doors to rear aspect and double timber and glass doors leading to sitting room.

**SITTING ROOM**

25'2" x 15'1" (7.69m x 4.61m)  
Generously proportioned room with open coal fire with stone surround and hearth, TV aerial with power points, carpet, ceiling downlights. Timber shutters to front aspect sliding sash bay window, radiator and access to family room and hallway.

**STUDY**

8'2" x 11'5" (2.5m x 3.5m)  
Front aspect sliding sash bay window with timber shutters, wooden floor, radiator and understairs storage, power points.

**UTILITY ROOM**

5'6" 9'11" (1.69m 3.03m)  
Tiled floor, personnel door to outside, range of base and wall units, plumbing for washing machine, Valiant boiler, s/steel sink with drainer, power points.

**CLOAKROOM**

Accessed from hallway, wooden floor, sliding sash frosted window to side aspect, low flush WC, wash hand basin with pedestal, radiator.

**STAIRS/LANDING**

Return stair case with timber ballustrading, sliding sash window to first landing leading to generously spaced galleried top landing. Airing cupboard and hot water cylinder.

**MASTER BEDROOM**

10'10" 15'4" (3.32m 4.69m)  
Rear aspect sliding sash double window, carpet, built in wardrobes, bedside wall lights, ceiling downlighter, tv aerial and power points

**ENSUITE**

White suite with wash hand basing on pedestal with mixer tab, wall hung WC with concealed cistern, shower with glazed sliding doors, tiled walls and floor.

**BEDROOM TWO**

12'3" x 17'6" (3.74m x 5.35m)  
Front aspect double bedroom, sliding sash double window, carpet, ceiling downlighter, built in wardrobes and power points

**BEDROOM THREE**

12'3" x 17'6" (3.74m x 5.35m)  
Rear aspect double bedroom, sliding sash window, wooden floor, ceiling downlighter and power points

**BEDROOM FOUR**

8'3" x 13'0" (2.52m x 3.98m)  
Front aspect double bedroom, sliding sash window, wooden floor, ceiling downlighter, built in wardrobes and power points

**FAMILY BATHROOM**

White suite. Bath with shower rinse, pedestal wash hand basin with mixer tap, tiled floor and walls, ceiling downlighter, roof light.

**EXTERNAL**

To the rear there is a private walled garden with timber gated access from the shared drive. The garage detached garage can be accessed via a personnel door. The vehicular access to the garage is via electric timber gates to the side of the house via a shared drive.

**COUNCIL TAX BAND G**

**ADDITIONAL INFORMATION**

An annual charge of £50 per annum is paid for the maintenance of the shared drive.

