



**Jefferson House, Southmoor Road, Thorganby, YO19 6ER**

- A beautifully presented family home in a highly desirable location
- Contemporary design
- Living room with a log burner
- Open plan kitchen/diner with a range of appliances. Separate utility room and home office
- Four double bedrooms, one with an en-suite
- Family bathroom
- Good sized garden with newly laid turf
- Single garage with an electric door
- Off street parking to the front of the property
- EPC = A

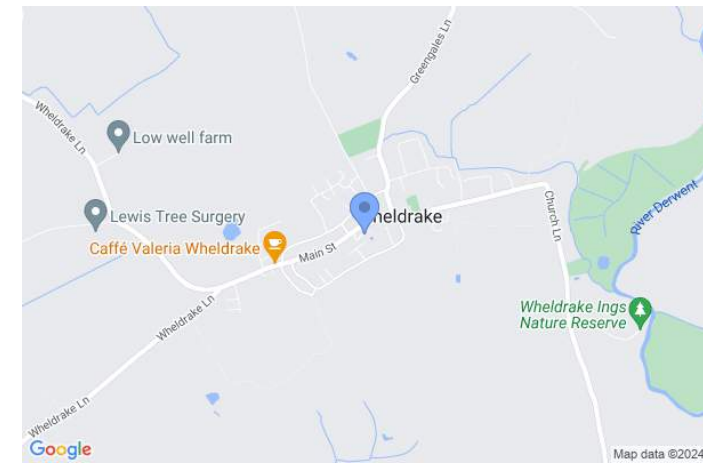
## Guide Price £455,000

Jefferson House is located in the highly sought-after village of Thorganby, which is only a short distance from the village of Wheldrake and just over 10 miles from the City of York. The property is modern, having only being completed a few years ago and benefits from an extremely high energy efficiency rating of A (95), a factor that will surely appeal to the majority of purchasers, especially in the current market. The property has a large open plan space alongside individual rooms, nicely proportioned bedrooms and a good-sized garden. Houses within this village are rarely available, so an early viewing is highly recommended to avoid disappointment.

On entering the property you find yourself in a spacious entrance hall with the stairs leading to the first floor and rooms off to either side. The living room is on the right which is spacious and has a log burner at its centre, the perfect addition for the colder winter months. There are double doors at the far end that open into the kitchen/diner. The kitchen has been fitted with an L shaped solid wood worktop that incorporates a Belfast sink and a five ring hob. There are various appliances including a dishwasher, an AEG oven, a microwave oven and space for a large American style fridge/freezer. There are a number of storage units including a very useful pantry cupboard in one corner. At the other end of the room there is space for a large dining table with chairs and a set of French doors provide access to the garden beyond. There is a separate utility room with a worktop that incorporates a hand basin and has space below for white goods. A door to the side gives access to the drive. If you work from home then you will like the fact that there is a separate home office.

To the first floor there are four good sized double bedrooms, one of which has built in storage, the master benefits from an en-suite comprising double shower with rainfall shower head, hand basin with storage below, w/c and chrome heated towel rail. There is a modern family bathroom with a corner shower, traditional style bath, hand basin with storage below, w/c and chrome heated towel rail.

At the front of the property you will see that it has been completely gravelled which provides off street parking for at least three cars. There is a timber gate to one side that opens to a driveway, which leads to a single garage with an electric door. The rear garden has recently been re-turfed with raised beds to either side, ready for planting. There is a large patio seating area to the rear of the property. To the side of the garage there is a large enclosed tarmac area which has dogs kennels on but these will be removed.





**A STUNNING FAMILY HOME IN A DESIRABLE LOCATION**



**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>	95	97
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority Selby District Council

Services Mains water, electric and drainage. Oil fired central heating.



Address:  
Reference: 1046



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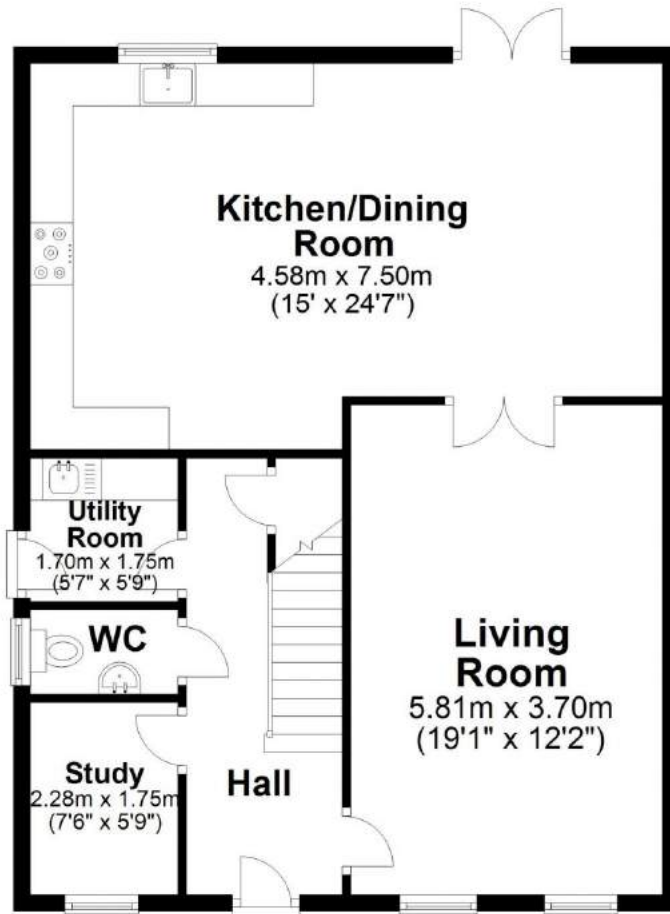


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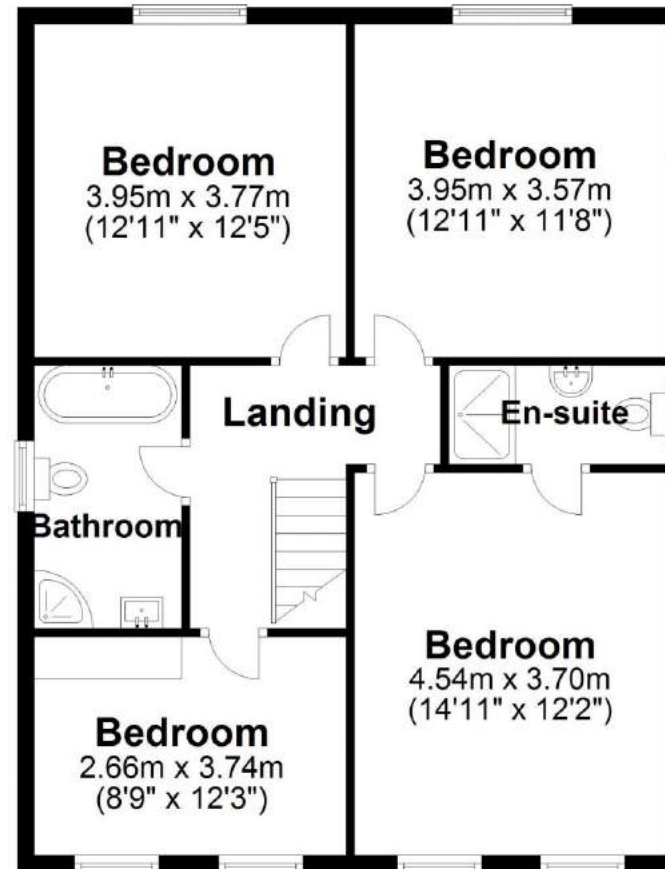
### Ground Floor

Approx. 73.9 sq. metres (795.9 sq. feet)



### First Floor

Approx. 73.9 sq. metres (795.9 sq. feet)



Total area: approx. 147.9 sq. metres (1591.8 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.  
Plan produced using PlanUp.

#### Disclaimer

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