

RM
English



Grange Close, Full Sutton, York, YO41 1NZ

- A beautifully presented family home
- Substantial gardens with development potential
- 16 solar panels generating circa £1,100 p.a
- Open plan kitchen/diner with bi fold doors
- Living room with air conditioning
- Garden room that could be used for formal dining
- Cloakroom with w/c and hand basin
- Four double bedrooms, one with a full wall of fitted wardrobes
- Family bathroom
- Double garage with electric roller door
- Driveway
- EPC= C

Guide Price £415,000

If you are looking to upsize, want a substantial garden that provides development potential, require a large double garage and like the idea of owning a property that has solar panels, then look no further as this fantastic family home could be exactly what you have been waiting for.

On entering through the rear you will find yourself in an attractive open plan kitchen/diner which has a central island with exposed brick sides and a recessed hand basin. There are various full height storage units, a single oven and an induction hob with an inbuilt extractor. There is space for additional white goods and a breakfast table. Bi folding doors open to the garden.

Moving through into the living room you will notice that wood flooring has been laid and a large window at the front allows natural light to enter. This room has been fitted with air conditioning, a lovely addition especially in the warmer summer months. A sliding door opens into a garden room which could be used for formal dining or as a second seating area. There are windows to all sides and a set of French doors which open to the patio seating area. A cloakroom with a w/c and hand basin completes the ground floor.

To the first floor you will find four double bedrooms, one of which has been fitted with a full wall of mirrored wardrobes. A family bathroom comprising bath, shower, hand basin and w/c completes the internal accommodation.

Externally the garden is split into three distinct areas. The first is to the front of the property and has been laid with slate and benefits from mature hedging. The second is directly behind the property with a lawn at the centre, mature hedges to the borders and a large patio which starts at the rear and continues around to the side. The last section has the development potential but has been utilised as a second garden which is extremely private and fully enclosed. This would be perfect for growing home produce, housing chickens or as a play area for young children or pets.

There is double garage with an electric roller door, an EV charging point and a driveway which provides parking for multiple cars. 16 solar panels have been installed which generate circa £1,100 p.a, a feature that will surely appeal to the majority of purchasers. This lovely home is a rare find, so a viewing is highly recommended to fully appreciate everything that it has to offer.





AN ATTRACTIVE FAMILY HOME WITH A SUBSTANTIAL GARDEN, DOUBLE GARAGE & 16 SOLAR PANELS



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	75

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. LPG central heating



Address: Grange Close, Full Sutton, York, YO41 1NZ
Reference: 1904

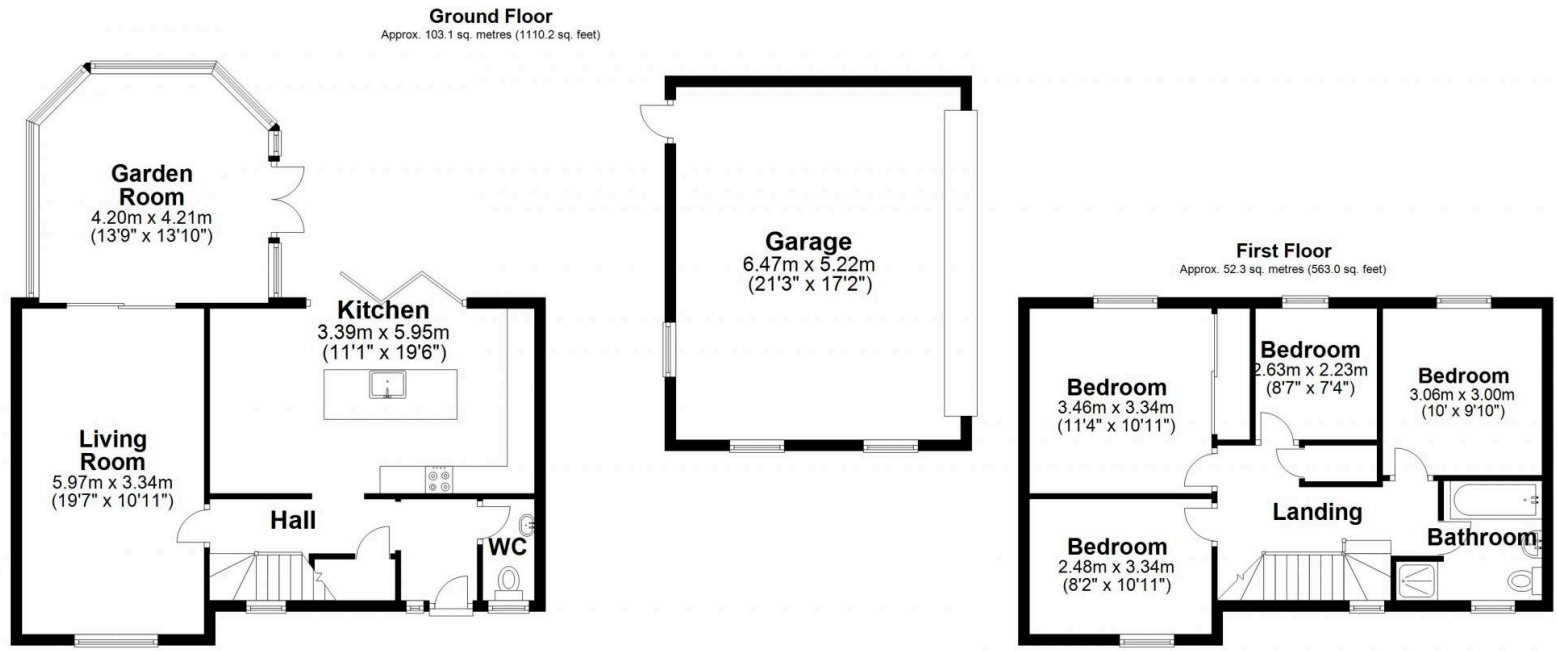


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Total area: approx. 155.5 sq. metres (1673.3 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

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