



Garrowby Hill, York, YO42 1TB

- A detached family home with an annex • Stunning views over the Wolds • Circa 1.2 acres of garden • Kitchen with a range of appliances and numerous storage units • Living room with a garden room off • Formal dining room that could be used for a variety of purposes • Three double bedrooms and a family bathroom • Brick built garage, workshop and store • Perfect for dual family living or Air B&B • EPC = E

Guide Price £650,000

This deceptively spacious, detached family home is located on the top of the Wolds, boasting stunning panoramic views over open fields towards the Vale of York. If you are looking for a substantial garden of circa 1.2 acres and desire privacy, then you will not be disappointed with what this lovely property has to offer. Not only is the main house a good size but there is also a two bedroom annex attached, which is perfect for dual family living or as an air B&B. It is not very often that such unique houses come to the market, so a viewing is highly recommended to fully appreciate its charm and rural setting.

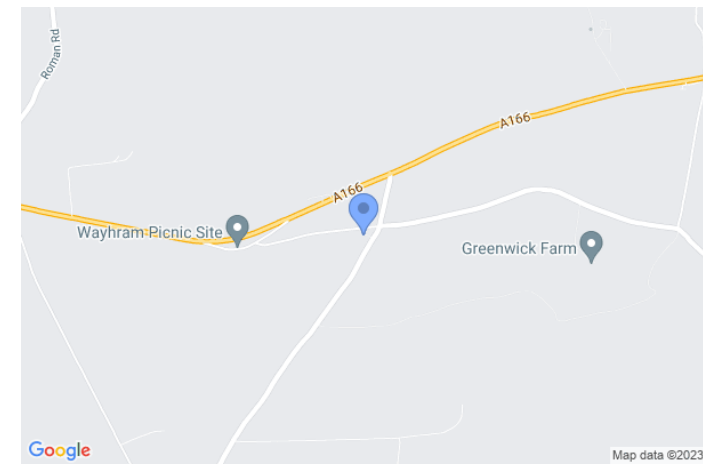
You enter the property through a porch which is perfect for the storage of coats and shoes. The tiled entrance hall has stairs on the left leading to the first floor and a door on the right that opens to a w/c with hand basin. The kitchen and dining room can also be accessed from the hall.

The kitchen has been fitted with a U shaped worktop that incorporates a ceramic sink with drainer and a four ring hob. There are additional appliances including a fridge/freezer, double oven, dishwasher and a washer dryer. A number of storage units are also included. Moving through into the living room you will see double doors at one end that open out to a patio seating area and a single door which opens to the garden room, a lovely space especially in the summer. The next room has been used for formal dining in the past but could be utilised as a second sitting area if so desired. A door from here leads through to the annex.

To the first floor of the main house there are three double bedrooms, all with fitted storage and one with a Velux roof light. A contemporary family bathroom comprising bath, walk in double shower, floating hand basin, low level w/c, chrome heated towel rail and underfloor heating completes this floor.

The annex comprises of a fully fitted kitchen, living room, two bedrooms and a bathroom. The annex has its own council tax rating of A.

Externally the grounds are mainly laid to lawn with a variety of specimen trees and mature shrubs. There is a brick built outbuilding which has a garage to one side, a workshop and a store. There are two access points into the property which allows you to use the house and annex independently of each other, if so desired. In addition, the property is gated so is secure for young children and pets. There is a timber summer house within the garden, perfect for enjoying the sun in the summer months.





A HIGHLY DESIRABLE FAMILY HOME WITH A SUBSTANTIAL GARDEN AND BREATHTAKING VIEWS



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			
		51	88
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		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			
		0	0
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Oil fired central heating & Septic tanks



Address:
Reference: 966

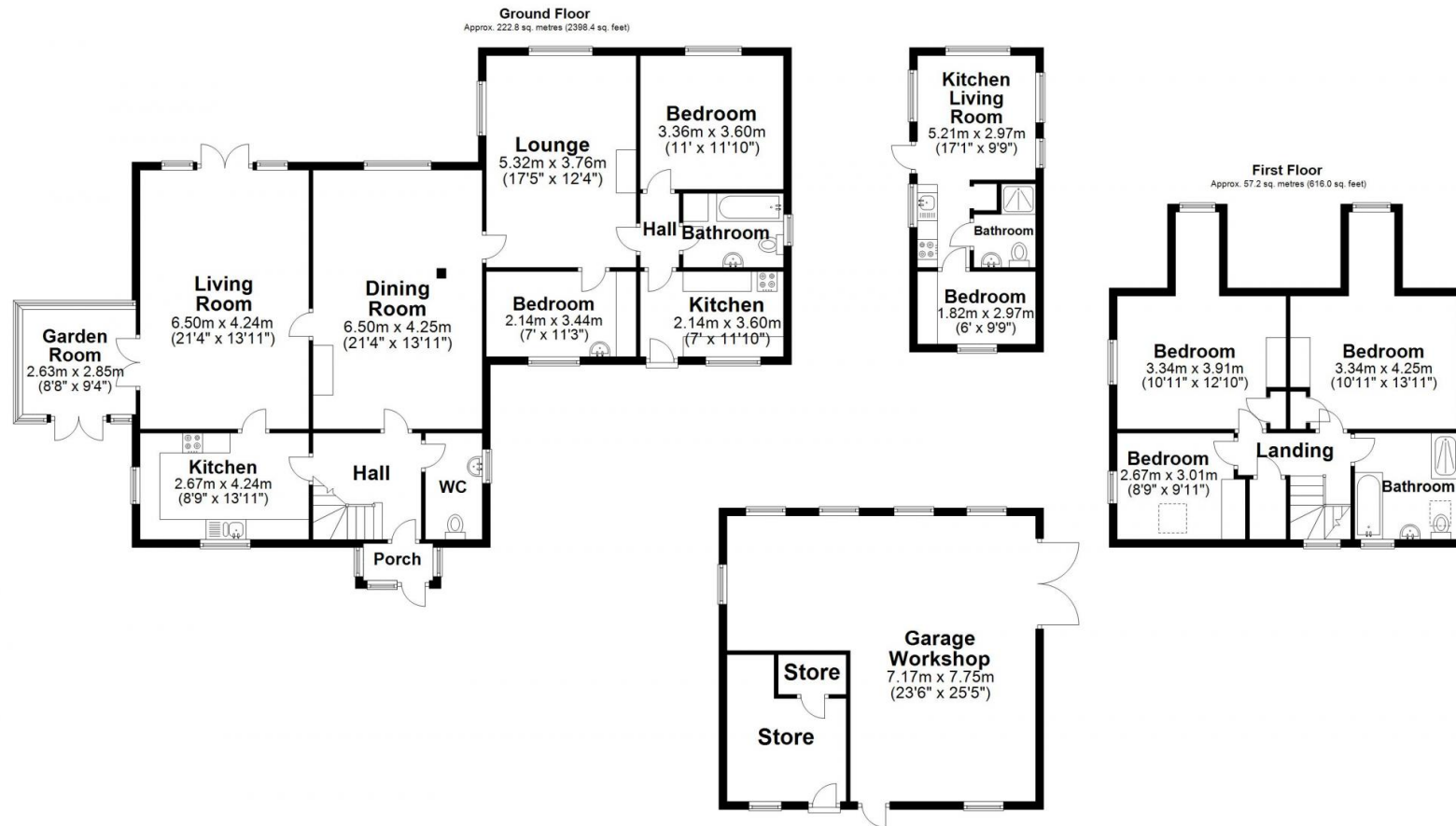


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Total area: approx. 280.0 sq. metres (3014.4 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanIt360

Greenwick Lodge

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