



Hempland Lane, York Asking Price £799,995

**** NO ONWARD CHAIN ****

A substantial four bedroom detached house set within one of York's most sought after locations, providing ideal and unique living accommodation for young and mature families alike.

The property stands within generous and established front and rear gardens in a semi rural setting, yet ideal for city centre access. Crucially it is also being offered for sale with both vacant possession and no onward chain.



Accommodation

The property is accessed at the front into a feature reception hall which has a panelled front door with adjoining semi-opaque casement windows.

The turn staircase leads to the first floor accommodation with spindle balustrade and handrail. The hall features a vaulted ceiling with exposed beams in addition to a double radiator, single radiator and built in understairs storage cupboard.

There is a downstairs cloakroom having a low flush toilet and pedestal wash hand basin with tile splashbacks, laminated flooring, extractor fan and mounted cloaks rail.

The principal reception room is a living room which has an Inglenook fireplace with tiled hearth and exposed stone surround. The living room also includes sliding patio doors to the rear elevation in addition to a bay window to the front elevation. Electric heater, two double radiators and television aerial point.



The property's kitchen is located at the front of the house having a range of built in light oak based units to three sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tile splashbacks. Included is a built in Stoves Electric oven with separate 4-point gas hob unit and extractor fan. The kitchen provides plumbing for a dishwasher and benefits further from a single radiator and extractor fan.

The kitchen accesses the separate dining room with coved cornices and radiator.

Also located off the kitchen is a utility room which has an additional fitted worktop to two sides with recess providing plumbing for an automatic washing machine and space for a tumble dryer and fridge freezer. There is a stainless steel sink unit with low level storage cupboards, and the utility room houses the Worcester gas fired central heating boiler with thermostatic control panel. A stable style side courtesy door leads out onto the lobby and gardens beyond and in addition provides integral garage access.



The property enjoys a downstairs bedroom with double radiator, coved cornices and walk-in dressing room with four matching double fronted built in wardrobes.

There is an en-suite having a low flush w/c, wash hand basin and bidet. There is a walk in shower cubicle with wall mounted Mira shower unit and ¾ height waterproof panel splashbacks. The en-suite also has an extractor fan and vinyl flooring.

To the first floor are three further generous bedrooms all of which are equipped with radiators and wardrobes.

The internal accommodation is completed by the house bathroom which has a low flush w/c, pedestal wash hand basin and inset panelled bath with half height tile splashbacks. Vinyl flooring, extractor fan and single radiator.

To The Outside

The property occupies a choice position being set back approximately 100 metres from Hempland Lane in one of York's most sought after locations.

There is an established private right of way from Burnholme Avenue for the exclusive use of the owners which is clearly identified in the property's title.

Additional parking is available on land immediately outside the front gate, and the driveway in turn accesses the integral double garage and workshop which has twin timber entrance doors and is equipped with electric light and power. The workshop provides additional external storage and accommodation. There is a staircase accessing a mezzanine floor for further storage.

Running full width across the front elevation is a flagged pathway which steps out onto a lawned front garden beyond with central and side herbaceous borders. Beyond the driveway is an additional area of land which is densely populated with trees and small shrubs.

Adjoining the rear elevation is a raised hardstanding which steps out onto a flagged patio providing ample space for freestanding garden furniture.

The property's rear garden is extensively laid to lawn with raised herbaceous borders and surrounding fenced and tree lined boundaries.

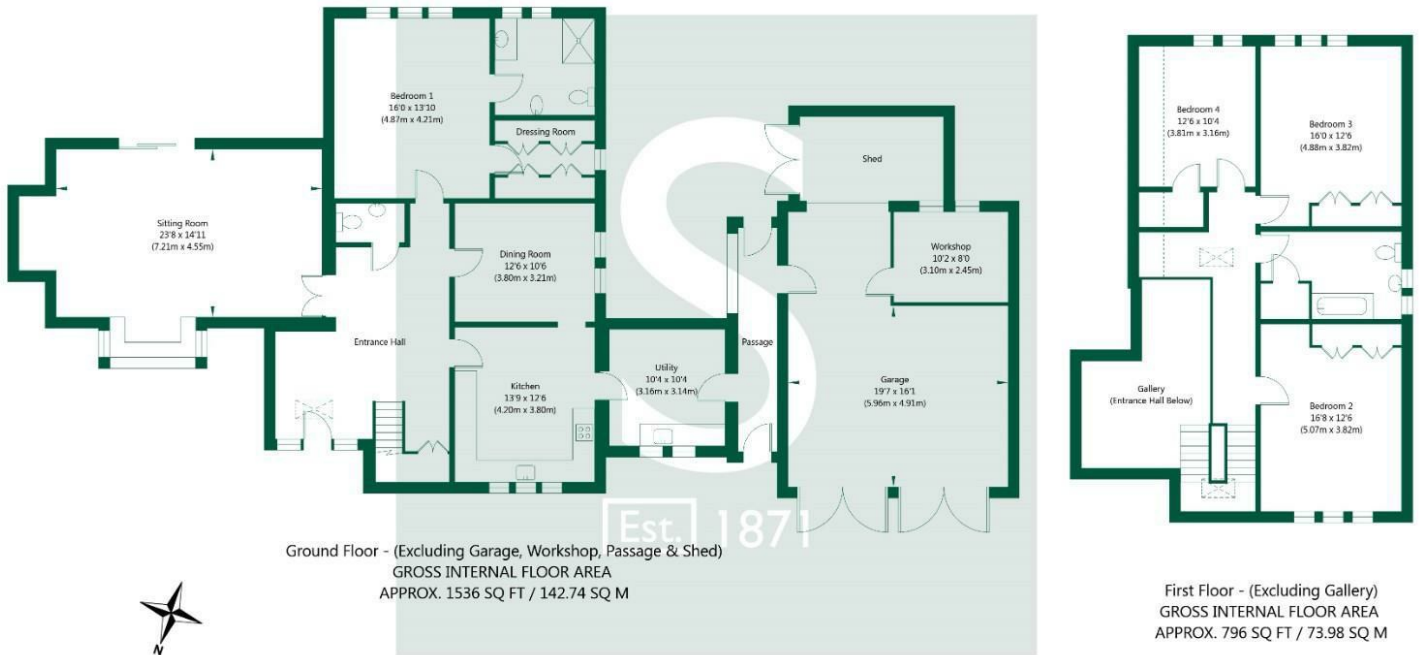
There is a lean-to garden store in addition to a covered pergola. Outside water is also available.

The property benefits from gas fired central heating throughout.

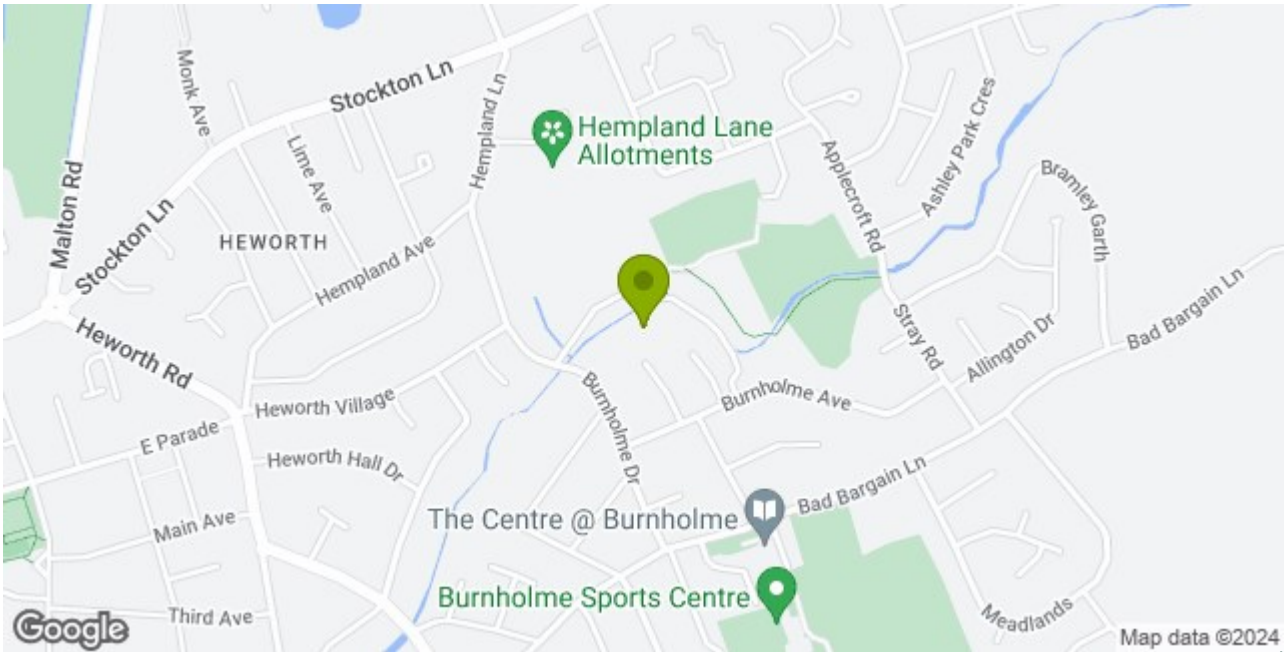
The property offers a very rare opportunity so an early inspection is strongly recommended.



Hempland Lane, York, YO31 1BB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2332 SQ FT / 216.72 SQ M - (Excluding Garage, Workshop, Passage, Shed & Gallery)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2023



Stephensons

York 01904 625533
Knaresborough 01423 867700
Selby 01757 706707
Boroughbridge 01423 324324
Easingwold 01347 821145
York Auction Centre 01904 489731
Haxby 01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

