

EMSLEY MAVOR
ESTATE AGENTS

...your home is where our heart is



Parkfield, York, North Yorkshire, YO61 1JW

£285,000

Reasons to Buy

- ✓ Semi Detached House
- ✓ Hugely Desirable Location
- ✓ Lovely Village
- ✓ Open Plan Dining Kitchen
- ✓ Cosy Sitting Room with Wood Burning Stove Home Office / Snug
- ✓ Three Bedrooms
- ✓ Family Bathroom
- ✓ Delightful Enclosed Garden
- ✓ Single Garage, Off Street Parking for Numerous Cars

Overview

20 Parkfield is nicely positioned on this hugely desirable location on the edge of Stillington. It is a charming blend of country and rustic style.

This lovely family home has an effortless flow and provides versatile living space. The reception rooms overlook the front garden, the sitting room has a cosy wood burning stove. The hub of the home is the dining kitchen, a wonderfully sociable space with French doors that open out onto the private garden.

Upstairs are three bedrooms and family bathroom. Outside the garden is delightful! An inviting outside space with mature flowering plants and trees, there is a gravelled seating area perfect for alfresco dining. The driveway has off street parking for numerous cars leading to a single garage. What's not to love!!

Step Inside

Open your front door in to a warm and welcoming hall. Straight ahead is the sitting room bathed in natural light from the bay window overlooking the front garden. There is plenty of space for comfy sofas, the wood burning stove gives a cosy vibe we can imagine family nights in watching a movie. The second front room is a useful home study but would make a fun playroom or teenage snug.

THE HEART OF THE HOME

Situated at the rear of the house is an open plan dining kitchen, this is undoubtedly the hub of the home. The window and French doors make it wonderfully light bringing the outside in. The kitchen has beech effect floor and wall mounted cupboards and drawers with complimenting black worksurface. The breakfast bar is ideal for a quick bite and super sociable to chat as the chief cook rustles up supper! Fitted with elective double oven and hob, and with plumbing for a washing





machine. The dining area has space for a table and chairs along with a farmhouse dresser to display your fine china.

Upstairs

Take the turnaround staircase to the first floor the window to the side makes it light and airy. The Master has views overlooking the front and is fitted with super corner wardrobes. The second double has plenty of space for bedroom furniture and the third is a generous size both have lovely garden views. The family bathroom is smart with a white bathroom suite. The panelled bath has a shower over making it perfect for the morning rush or relaxing having a leisurely soak.

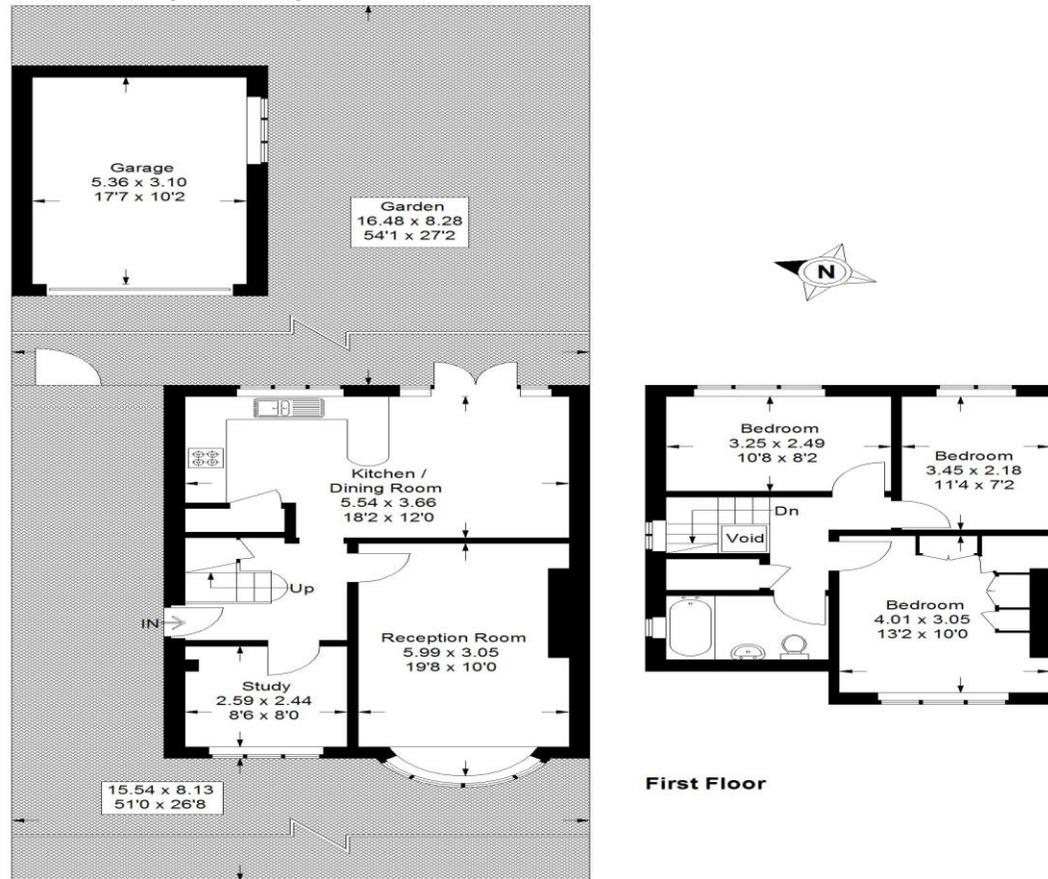
Outside

The garden is delightful, fully enclosed, and very private. The lawned garden is encompassed with an array of flowering plants, a lovely climbing Clematis, perennials and trees, a haven for those green fingered buyers. There is a super gravelled terrace ideal for alfresco dining, summer BBQs. With friends or family or simply relaxing with a chilled G & T after a busy day! There is a single garage and gravelled driveway with timber gates. To the front is a lawned garden with plenty of off-street parking for numerous cars.



Parkfield, YO61

Approximate Gross Internal Area
Ground Floor = 51.8 sq m / 558 sq ft
First Floor (Excluding Void)
39.9 sq m / 429 sq ft
Garage = 16.9 sq m / 182 sq ft
Total = 108.6 sq m / 1169 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID765038)

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