



HUDSON
MOODY

Longacre, 112
Main Street, Askham Bryan, YO23 3QS



A beautifully presented spacious detached house situated within the charming and sought after village of Askham Bryan.

The house is set back from the road with a generous driveway leading to the double garage and to the front entrance to the property. The sizable entrance hall, with cloakroom to the side, boasts a central staircase to the first floor with storage under. The house flows beautifully, through double doors, into an elegant and spacious dual aspect drawing room with bay window to the front and a timber fire surround with marble inset and hearth housing an open fire. Beyond the drawing room is a cosy snug with unique timber ceiling and electric stove. French doors provide ample natural light and give access to the large conservatory boasting a flagged floor, door onto the patio and further French doors to the garden.

Returning to the hallway there are further doors off to a good sized separate dining room, a bright and airy kitchen overlooking the rear garden offering an extensive range of fitted units, useful breakfast bar and Amtico floor. The kitchen features an AGA cooker, gas hob, integral dishwasher, fridge freezer and eye level electric oven before leading into a large utility area with door to the front and a separate outside store.

To the first floor there are three generous double bedrooms overlooking the rear garden: the master having fitted wardrobes. To the front of the house is a spacious shower room, a family bathroom, separate WC and a smaller double bedroom,

To the rear of the house is an alfresco dining terrace leading to a superbly landscaped lawned garden with an abundance of plants, trees and shrubs providing colour all year round, together with a substantial fruit and vegetable plot, before leading to open fields. In addition there are two recently built garden sheds



- Impressive Detached House
- Three Reception Rooms
- Modern Conservatory
- Fitted Kitchen with Aga and Separate Utility Room
- Four Double Bedrooms
- First Floor Study/Bedroom
- Shower Room, Separate WC and Bathroom
- Double Garage and Off Street Parking
- Extensive and Immaculate Lawned Gardens
- Delightful Village Location

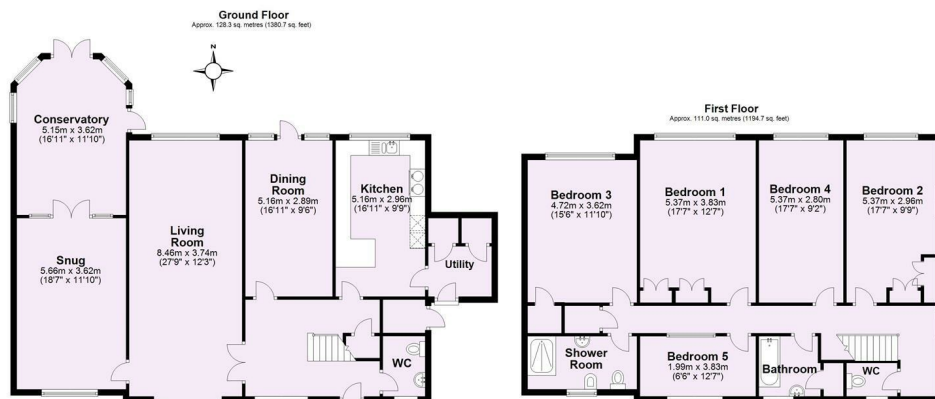
Guide Price £950,000





The property boasts enviable gardens which extend beyond the formal gardens to include an orchard and vegetable garden with open aspect views.





For Illustrative Purposes Only - not to scale
Plan produced using PlanIt



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

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