



WISHART
ESTATE AGENTS

30 Back Lane
Bilbrough
York
YO23 3PL

£530,000

- Beautiful garden with open views
- Extended and refurbished
- Three reception rooms
- Kitchen & Utility room
- Garage and parking for several cars
- Sought after village location
- Askham Richard Primary School
- Tadcaster Grammar School



A beautiful rear garden with stunning views across the open countryside is the real wow factor to this extended, modernised village property. Offering three reception rooms and four bedrooms, this is the ideal home for the growing family or those seeking space for entertaining and enjoying village life.

With enviable views across the open countryside, it's easy to see why properties on this leafy, country lane are so sought-after. Situated in the quaint village of Bilbrough, this extended, detached residence offers spacious and modernised accommodation, yet still retaining the character and gardens of a typical village property.

Standing back from the road, offering parking for several cars, the property impresses you with its well-maintained frontage, including a sympathetically re-built, and now, integral garage and replaced windows and front door.

The new, composite front entrance door opens into the spacious hallway with an attractive and practical tiled entrance giving way to carpet to run throughout the hallway

and reception rooms. A hall cupboard offers coat and shoe storage and the staircase leads up to the first floor accommodation. Tucked beneath the stairs, the ground floor WC is recently fitted with white, two piece suite and marble effect, tiled floor and splash backs. Extended from the original layout the entrance is now much more practical for modern day living.

Located to the front of the property, the lounge is full of light with a large window overlooking the front garden. A coal effect, gas fire sits within a cream marble hearth and surround and an oak mantle over as an elegant, central feature to the room.

Glazed double doors lead through to the dining room, offering the option of an open plan reception space. Bright and airy, the dining room now opens out into the sun room which, with its bay, uPVC French doors and double skylight, washing the room with light. Ample space is provided for dining furniture and reception furniture making this a versatile room from which to enjoy the rear garden.

Situated to the rear of the property, with stunning views over the beautiful garden and countryside beyond, the recently replaced kitchen is fitted with modern, cream wall and base units with contrasting, black, granite effect work tops over and tiled splash backs throughout. The well planned kitchen offers plenty of storage space with practical features such as a full size pantry cupboard. Integral appliances include the Bosch, eye level electric oven and microwave and Bosch ceramic hob. Space is provided for an under counter dishwasher and free standing fridge freezer. A 1 1/2 stainless steel sink and drainer sit beneath the window overlooking the garden and above, the vaulted ceiling with sky light allows for plenty of light to enter the room. As with the ground floor WC, a tasteful, marble effect tiled floor is fitted, complementing the units and décor.

From the kitchen, and part of the well-designed side extension, the snug is situated to the rear of the property with uPVC French doors leading out onto the patio and offering views of the garden and the open countryside. A further window to the rear aspect and a skylight again bring

plenty of light into this additional reception room.

The utility room is fitted with modern wall and base units to compliment the kitchen with space provided for an under counter washing machine and dryer. A fully glazed uPVC rear entrance door leads out to the side of the property giving access to the rear garden and the front garden and driveway, via a pedestrian gate.

From the hallway, the stair case leads to the split level, first floor landing with a hatch leading to the loft space and a linen cupboard proving storage.

The master bedroom is situated to the front of the property with a large window overlooking the front garden. Fitted with mirrored slide robes, ample space is provided for further bedroom furniture.

The recently replaced en suite is fitted with a modern, three piece suite comprising; an Aqualisa corner shower unit, hand basin and WC fitted into a vanity unit with storage cupboard. The fully tiled walls are tasteful in colour and

design and a full length, heated towel rail is fitted. An additional linen cupboard provides further storage and is fitted with a radiator. A useful feature, the radiator can stand alone electrically from the central heating system if required, still allowing for a warm linen cupboard when the heating is switched off.

Bedroom two is located to the rear of the property, with stunning views across the open countryside. As with the master, the room is spacious and ample room is provided for bedroom furniture. Bedroom three, added as part of the extension, is a further double with a window to the front aspect. Bedroom four, currently used as a study benefits from fitted cupboards for storage and a uPVC window to the rear.

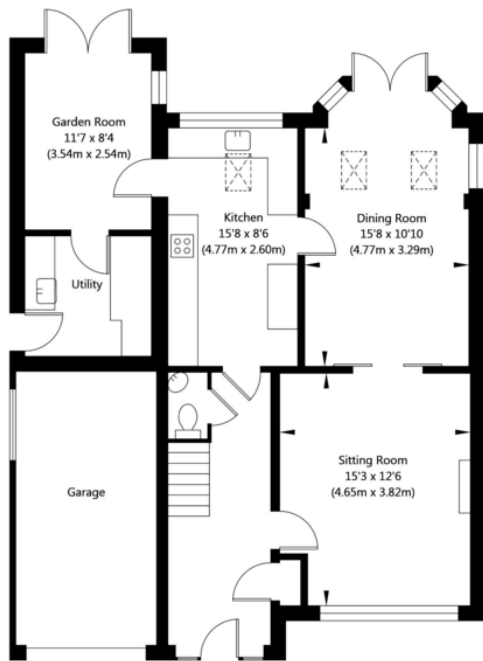
The recently replaced shower room is fitted with a high quality, modern three piece suite, comprising; a double sized Matki enclosure with Aqualisa shower, WC and large hand basin set beneath the window looking out over the rear garden and views. Modern tiling is fitted to the floor and walls with a stylish, striped design to the shower area.

Double, mocha coloured heated towel rails are fitted alongside two mirrored storage cupboards.

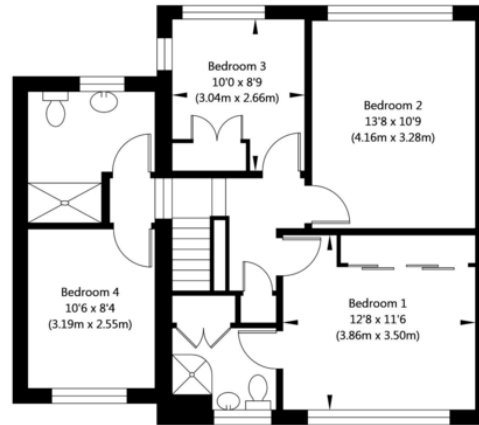
Externally, the property is approached to the front via a driveway, leading to a gravelled parking area, which combined, provide parking for several cars. A well maintained lawned area with mature plants sits beyond the parking area with a path leading to the front door and to both sides of the property.

The wow factor to this property, the rear garden, has been beautifully restored over the last two years to provide an outside space full of colour and life, perfect to just sit and enjoy the views or to nurture and develop further over time. An extended patio leads directly from the rear of the property, and the two sets of French doors, with a path continuing down the lawn to the vegetable plot. Fencing and hedging to the borders allows for privacy, but the rear boundary has been left more open to enjoy the open countryside beyond. Access is provided down both sides of the property, leading to the side entrance door and timber gates to the front garden and drive. External services include an outside tap, power points and security lights.





Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 844 SQ FT / 78.42 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 695 SQ FT / 64.61 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1539 SQ FT / 143.03 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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TENURE

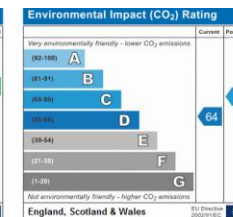
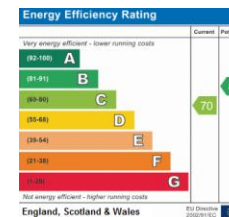
Freehold

LOCAL AUTHORITY

Selby District Council

DIRECTIONS

Heading South West on the A64 towards Tadcaster, just after Copmanthorpe turn left at Bilbrough Top Services. Follow the road and take the immediate left sign-posted towards York (A64) and Bilbrough. Go over the bridge and at the junction turn right towards Bilbrough. Continue to follow Redhill Field Lane until you reach Bilbrough village which is signposted and within a 30mph zone. Once in Bilbrough take the second left onto Back Lane. Continue on this lane and the property is located on your right-hand side.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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