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Spring House Farm, Pilmoor, York, YO61 2QE



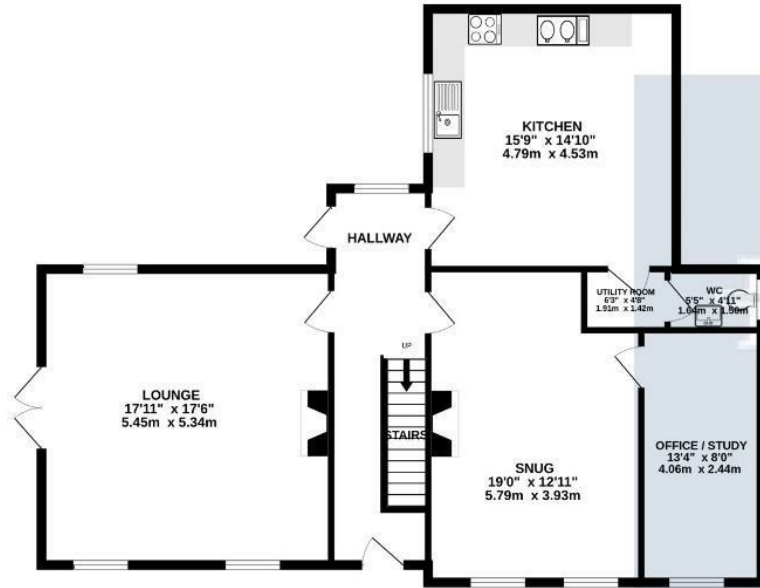
# Spring House Farm, Pilmoor, York, YO61 2QE

Guide Price £699,950

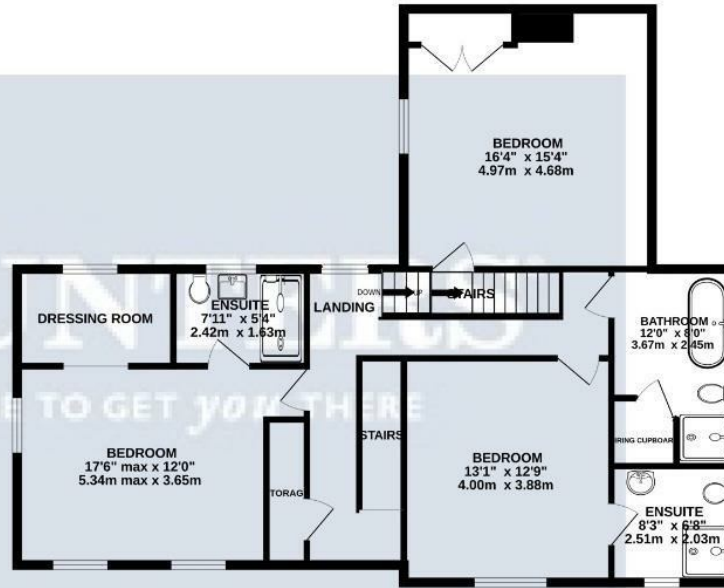
Situated in a rural location within approx 1 acre Spring House Farm is a 6 bedroomed semi detached property offering a great deal of space and versatility for family living. It briefly comprises: hallway, lounge, snug, office/study, wc, dining kitchen and to the first floor is a master bedroom with en-suite shower room, a guest bedroom with en-suite shower room, a further bedroom and a family bathroom. To the second floor are a further three bedrooms. Outside are gardens to three sides, a paddock and there are two garages and ample space for off street parking. EPC rating E and Council Tax Band F. A viewing is highly recommended to appreciate all this property has to offer. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535  
easingwold@hunters.com | www.hunters.com

GROUND FLOOR  
1050 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR  
1028 sq.ft. (95.5 sq.m.) approx.




2ND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 2552 sq.ft. (237.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>39</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

### **HALLWAY**

Oak flooring, stairs to first floor, window to side aspect, stable door to rear aspect, radiator

### **LOUNGE**

Oak flooring, fireplace with stone hearth and inset cast iron wood burning stove, windows x 2 to front aspect, window to rear aspect, fully glazed double doors to side aspect, radiators x 2, exposed beams

### **DINING KITCHEN**

Range of base and overhead units with matching preparation surfaces, inset double ceramic sink unit, oil fired Aga, integrated electric oven and hob, stone floor, window to rear aspect,

### **UTILITY**

Plumbing for washing machine, fitted shelving, quarry tiled flooring

### **WC**

Low flush wc, pedestal wash basin, window to side aspect, floor mounted central heating boiler

### **SNUG**

Feature brick fireplace with cast iron multi fuel stove, windows x 2 to front aspect, radiator

### **OFFICE/STUDY**

Stone floor, window to front aspect

### **FIRST FLOOR LANDING**

Windows to front and rear aspects, stairs to second floor, radiator, storage cupboard

### **BEDROOM ONE**

Windows x 2 to front aspect, window to side aspect, radiator, walk in dressing room with window to rear aspect

### **EN-SUITE SHOWER ROOM**

Walk in shower unit with mains shower, vanity unit with inset wash basin, low flush wc, ladder style radiator, opaque window, tiled floor

### **BEDROOM TWO**

Feature cast iron fireplace, radiator, window to front aspect

### **EN-SUITE SHOWER ROOM**

Walk in shower cubicle with mains shower, pedestal wash basin, low flush wc, ladder styled radiator, tiled floor, window to front aspect

### **BEDROOM THREE**

Fitted cupboard, window to side aspect

### **FAMILY BATHROOM**

Free standing bath, walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, ladder style radiator, tiled floor, recessed ceiling lights, opaque window

### **SECOND FLOOR**

#### **BEDROOM FOUR**

Exposed beams, window to front aspect, radiator

#### **BEDROOM FIVE**

Exposed beams, radiator, window to front aspect

#### **BEDROOM SIX**

Exposed beams, velux window, radiator

### **GARDEN**

To the front of the property is a lawned area, to the side is the main garden again laid mainly to lawn and to the rear is a paved seating area.

### **PADDOCK**

Beyond the garden to the side is a small paddock with its own vehicular access

### **GARAGE/PARKING**

To the front of the property are two garages and ample room for off street parking

### **ADDITIONAL INFORMATION**

- Oil Central Heating
- Septic Tank Drainage
- Council Tax Band: F
- EPC Rating: To Follow
- Please be advised that the neighbouring property is a working farm

### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















