# Main Street, Thorganby, York, YO19 6DQ

- Bright Open-Plan Kitchen Dining Space
- Integral Garage And Private Driveway
- Excellent Access To York And A64
- Council Tax Band D
- Three Double Bedrooms
- Peaceful Village Setting
- EPC Rating C

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**£390,000**

# Main Street, Thorganby, York, YO19 6DQ

## DESCRIPTION

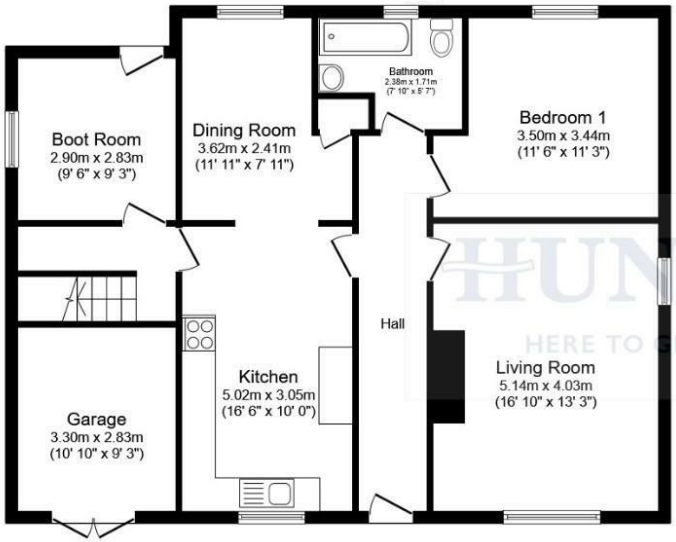
This stunning extended detached dorma Bungalow property in the pretty village of Thorganby offers a calm, countryside lifestyle with around 1,700 sq.ft. of adaptable space designed for easy, everyday living.

The ground floor centres around a bright living room and a welcoming kitchen with adjoining dining area, creating a natural hub for cooking and social gatherings whilst enjoying views of the surrounding countryside. There is a stylish bathroom and comfortable double bedroom, which is currently being used as a home office and second lounge. Adjoining the kitchen is a practical, good-sized boot and utility space, which sits alongside the integral garage, giving the home a free-flowing, spacious and well-organised feel.

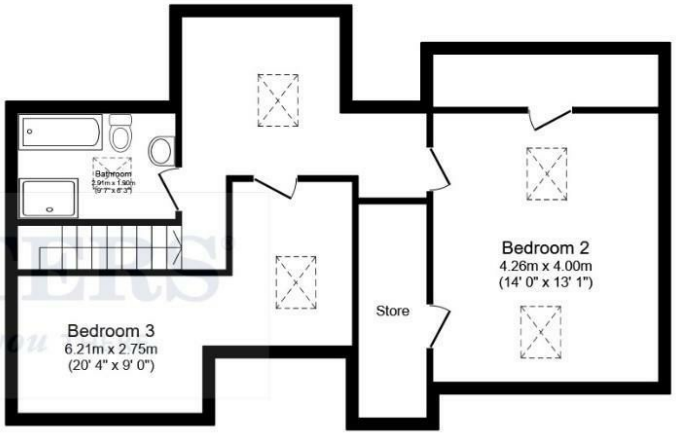
Upstairs, the converted loft space offers a sizeable master bedroom and generous second double bedroom, which both enjoy skylight views and a peaceful, tucked-away atmosphere. A contemporary bathroom with a large walk-in shower and separate bath completes the floor.

Outside, the gardens offer space to relax, dine and enjoy the open rural backdrop, with lawned areas and a hedge row providing excellent privacy. The property also benefits from a driveway with off-street parking for two vehicles.

Thorganby is a friendly village surrounded by nature, with walking routes, wild swimming at nearby Pool Bridge Farm, cycling trails and the Lower Derwent Valley close by. York, Wheldrake, Skipwith and the A64 are all easily reached, which, with the number 18 bus going directly into York city centre 6 times a day, makes this a tranquil rural home with excellent everyday convenience.




## Ground Floor




## First Floor

Total floor area 159.7 m² (1,719 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

**Viewings**

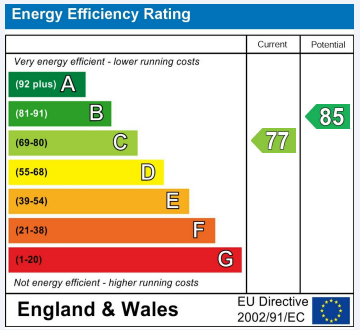
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.




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.

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