



THE WICKETS, 70 MAIN STREET
Knapton, York



GSC GRAYS
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THE WICKETS, 70 MAIN STREET

Knapton, York, YO26 6QG

An excellent family home positioned in a private courtyard in the centre of the popular village of Knapton within the York outer ring road. Beautifully presented throughout and offering 5 bedrooms, the property would be perfect for those wanting multi-generational living or an annexe/teenage suite. With walled gardens front and rear and internal garage.

ACCOMMODATION

- 5 Bedroomed Detached family home
- Popular village on the outskirts of York
- Ground floor bedroom suite
- Private courtyard position
- Walled gardens
- Far reaching views
- Beautifully presented throughout
- Close to local amenities



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Accommodation

A superb family sized detached home within a popular village on the outskirts of York is more of a rarity than you would imagine. 70 Main Street is such a property. It offers a diversity to the accommodation and is perfect for families and those needing an annexe or multi-generational living. Constructed around 35 years ago, the home has been lovingly updated by the current occupiers. With gardens front and rear and integral garage, the accommodation briefly comprises: Entrance Hall, sitting room with Feature Fireplace and inset 'Hot Box' stove, Family Room leading to Garden Room with French Doors to the rear. This opens to the Dining Kitchen leading to the utility room and Garage. The ground Floor Bedroom is accessed from the hallway, and this has the benefit of an ensuite shower room.

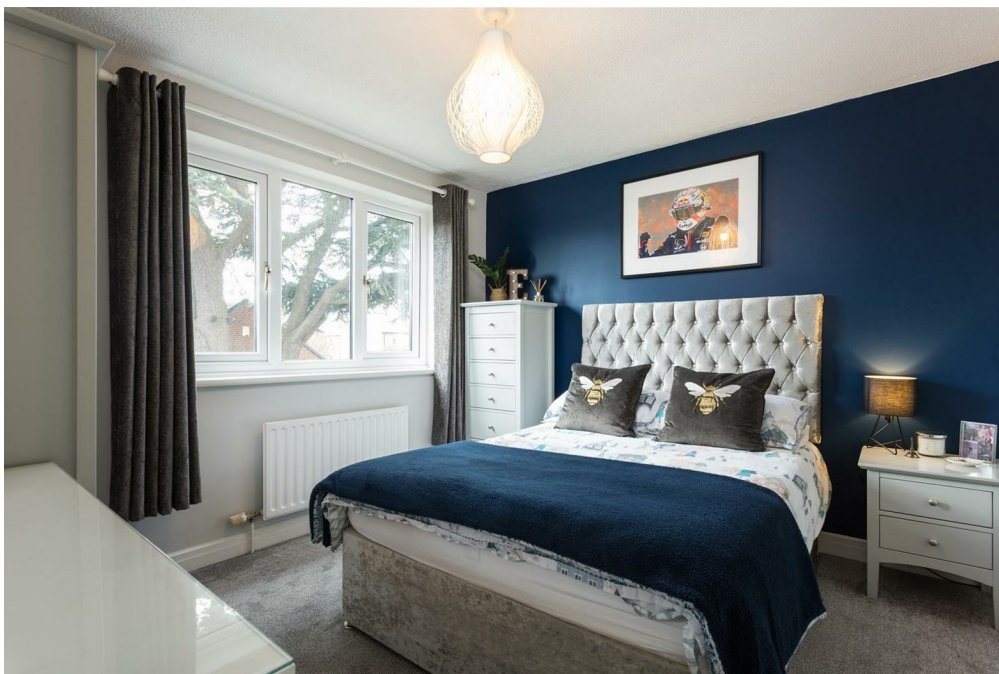
To the first floor, the landing leads to the master bedroom suite with dressing area and ensuite bathroom. There are three further bedrooms and a fantastic newly fitted bathroom.





Externally

The property is approached via a shared driveway leading to a private cul de sac with 2 mature cedar trees in a central raised bed. This leads to a private driveway providing off street parking for a number of vehicles. To the side of this is a lawn with borders and walled boundaries originally thought to be part of the property that was originally on the site. A gated path leads down the side to the rear garden. This has a walled boundary onto back lane, paved patio and mature borders. The property has the benefit of being close to open countryside and therefore has far reaching views to the rear.



Situation

Knapton is a popular village located within the outer ring road to the West of York. There are amenities within walking distance on Beckfield Lane and these include a convenience store and takeaways. A full range of amenities can be found in the centre of Acomb. These include a variety of high street and independent retailers, Doctors surgery and a range of Public Houses. The property is in the catchment area for York High and Manor Secondary schools and the independent schools of St Peters, Bootham and The Mount are within easy access. The village is accessible for the A59/A64 for transport links and York Railway Station gives access to the East Coast Mainline and access to London Kings Cross. Perfect for commuters.

Local Authority and Council Tax Band

York City Council Band F.

Services and Other Information

The property has mains water, electricity and gas central heating.

Particulars and Photographs

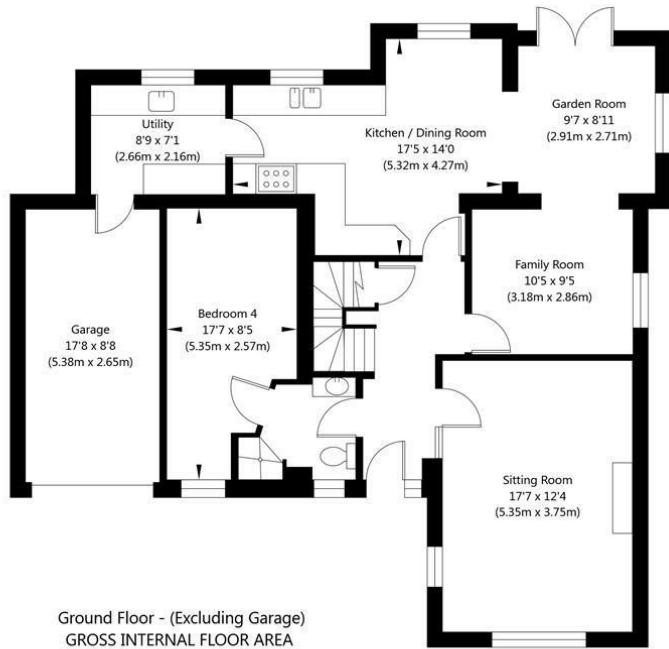
The particulars were written, and photographs taken October 2022.

Disclaimer Notice

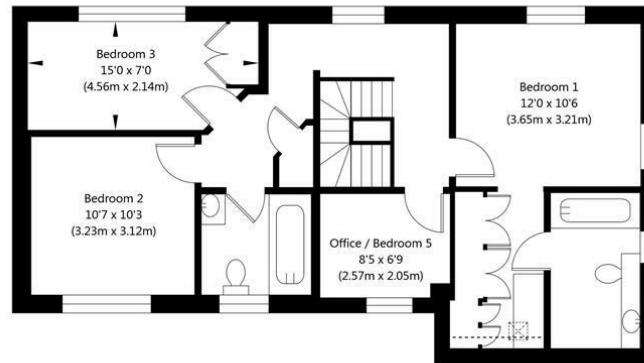
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

70 Main Street, Knapton, York, YO26 6QG



Ground Floor - (Excluding Garage)
 GROSS INTERNAL FLOOR AREA
 APPROX. 984 SQ FT / 91.4 SQ M

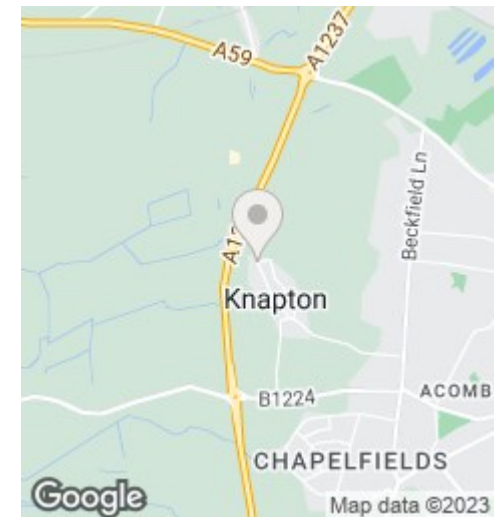


First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 740 SQ FT / 68.74 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1724 SQ FT / 160.14 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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	66	80
	EU Directive 2002/91/EC	



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