



DENT HOUSE
Great Ouseburn, York



DENT HOUSE, MAIN STREET

York, YO26 9RF

A pretty 4 bedroom detached village home with potential to extend with lovely large enclosed gardens perfect for young families.

ACCOMMODATION

Pretty detached village home

Four bedrooms

Three bathrooms

Stunning gardens with beautiful mature trees

Three garages and plenty of off street parking

Large ancillary building perfect for storage or as a hobby room

Ideal for families

Superb village location with many amenities and a great community spirit



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

The property is positioned centrally in the popular village of Great Ouseburn: a thriving village with wide array of amenities including a large village hall and sports field that are used frequently for various different clubs and activities. There is a village primary school, church, village shop and the recent addition of the popular Lime Tree Inn public house and well regarded restaurant. The village also has a weekly visiting Fish and Chip van. State secondary schools are located in nearby Boroughbridge and Knaresborough and the well respected Queen Ethelburga's public school is a short drive. The A1m motorway is approximately 5 miles and the nearest railway station is at Cattal which is on the Leeds Harrogate and York line and thereafter mainline trains to London and Edingburgh.

The nearby town of Boroughbridge has a fabulous array of independent shops, boutiques, eateries and a large supermarket, and Ripon and York are approximately 12 miles away.





Accommodation

Dent House is a welcoming family home which has been extended and renovated over recent years and positioned on a larger than average plot in the centre of Great Ouseburn. The current owners have spent time sympathetically updating the property, and they have cleverly combined the original period features such as the beamed ceilings with modern additions such as the replaced bathroom suites.

Offering four bedroom and three bathrooms, the house is perfect for those wanting to future proof or alternatively requiring an annexe for guests/teenagers/grannies as there is a ground floor bedroom with en suite shower room.

To the ground floor- Entrance porch leads to the entrance hall with stairs off to the rear, delightful dual aspect sitting room with feature fire place with inset wood burning stove, steps leading up to the kitchen with a range of tasteful wall and floor mounted units with granite work tops over and integrated Belfast sink, inner hall housing the brand new boiler, leading to ground floor bedroom and en suite, dining room with feature fireplace with inset ornamental traditional range and slate hearth.

To the first floor - Landing leading to the guest bedroom with window to the front elevation, beautiful en suite bathroom concealed behind wardrobe doors, principal bedroom with dual aspect, en suite with sink and w.c, bedroom three with window to the rear allowing stunning views of the garden beyond, large airing cupboard and delightful remodelled house bathroom.



Externally

The property is positioned on a larger than average plot which offers a tranquil hideaway in the centre of the village. Approached via double timber gates, a gravelled driveway provides parking for several vehicles and leads to the triple garage. The garage has three doors, two of which are remote controlled. It is a large space and as mentioned earlier could potentially be converted to create further living accommodation subject to planning. The garden has beautiful mature trees including Walnut and Willow and has a high degree of privacy. There are two lawned areas and between these is a large ancillary building. This is currently used for storage, but could equally be used as a workshop or large play area/den for children or teenagers.

Local Authority and Council Tax Band

North Yorkshire Council. Tax band F.

Services and Other Information

The property has mains water, electricity and drainage. The property has oil fired central heating and benefits from a recently installed central heating boiler.

Particulars and Photographs

The particulars were produced and photographs taken in September 2023.

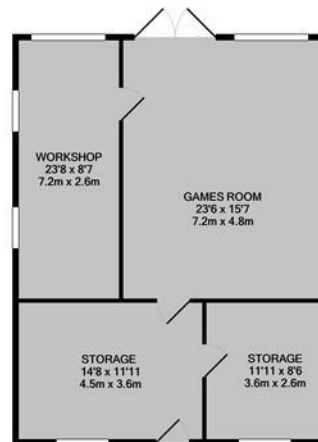
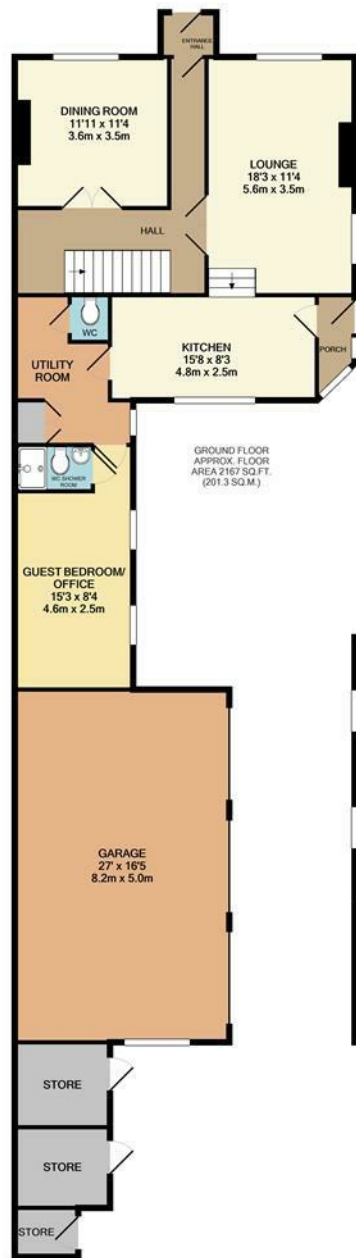
Viewings

Strictly by appointment with GSC Grays 01423 590500

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TOTAL APPROX. FLOOR AREA 1289 SQ.FT. (141.66 SQ.M.)
INCLUDING GARAGE & OUTBUILDINGS 2814 SQ.FT. (261.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.

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	

