



Old Orchard  
Drax  
YO8 8NJ

£275,000

- Individually Designed
- Detached Village Property
- 4 Good Sized Bedrooms
- 2 En Suite Shower Rooms
- Quality Dining Kitchen
- Oil CH & Solar Panels
- No Onward Chain
- EPC Rating B



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## '...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Drax- Elegantly presented, individual high quality detached house designed & built by current owners. Benefitting from oil fired central heating, Upvc DG throughout, solar panels, enclosed rear garden & integral garage, this private property is available with no chain. The accommodation briefly comprises: to the groundfloor pleasant entrance hallway with solid oak floor, lounge, dining room, well equipped modern dining kitchen and W.C. To the first floor is an attractive turning staircase with four good sized bedrooms leading off, two with high quality en suite shower rooms plus a superb house bathroom incorporating a corner bath. Viewing is highly recommended.

**GROUND FLOOR ACCOMMODATION** Upvc front entrance door with double glazed opaque insert leads into

**RECEPTION HALLWAY** 22' 3" x 5' 2 min" (6.78m x 1.57m) Beautiful spacious and light reception hallway benefits from excellent quality solid oak flooring, recess ceiling spot lights, two radiators, coving to the ceiling, useful storage cupboard providing both cloak hanging and storage shelving, stairs rising to first floor accommodation, personal access door into garage with internal doors leading off, double doors leading into

**LOUNGE** 18' 10" x 11' 0" (5.74m x 3.35m) Spacious and light lounge benefits from three Upvc double glazed windows with fitted bespoke window blinds overlooking the front. Wall mounted marble floating shelving, coving to the ceiling, double radiators and double doors with half glazed inserts leads into

**DINING ROOM** 14' 9" x 9' 6" (4.5m x 2.9m) Benefits from coving to the ceiling, radiator, Upvc double glazed double doors with fitted vertical blinds opens into patio area

**GROUND FLOOR W.C** 3' 5" x 6' 5" (1.04m x 1.96m) Good quality solid oak flooring running through from hallway, modern ground floor w.c benefits from ceramic tiled walls to dado rail height and ultra modern white suite comprising dual low level flush w.c and rectangular wall mounted wash hand basin with contemporary style mixer tap, coving to the

ceiling, recessed ceiling spot lights, radiator and Upvc double glazed opaque window to the side.

**DINING KITCHEN** 19' 8 max" x 16' 3 max" (5.99m x 4.95m) Beautifully presented modern dining kitchen with a good variety of white high gloss wall, base and display units with stainless steel T-bar door and drawer furniture, integrated appliances to include double electric oven with complimentary pull out cupboards and four ring NEFF electric hob with matching stainless steel chimney style extractor hood above, integrated dishwasher and NEFF microwave, also integrated refrigerator and freezer. LED kick board lighting, granite work surfaces with co-ordinating ceramic splash back tiling. Single bowl circular stainless steel sink and matching drainer with complimentary mixer tap. Recessed ceiling spot lights and coving to the ceiling.

**DINING AREA** With radiator, Upvc double glazed window with fitted vertical blinds overlooking the rear and Upvc rear door with double glazed insert opening out onto patio area.

## FIRST FLOOR ACCOMMODATION

**STAIRS AND LANDING** Turning staircase with painted turned timber spindles and balustrades leads to good sized galleried landing with matching turned timber spindles and balustrade, access to roof void, coving to the ceiling, recessed



ceiling spot lights, radiator, useful shelved storage cupboard housing high pressure hot water cylinder, Upvc double glazed opaque window to the side, internal doors leading off.

**BEDROOM ONE** 14' 4" x 16' 7" (4.37m x 5.05m) Extremely spacious master bedroom benefits from integral double wardrobe providing both hanging rail and storage shelving and further single wardrobe, coving to the ceiling, radiator, and four Upvc double glazed windows with fitted vertical blinds overlooking the front, internal door leads into

**EN SUITE** 5' 5" x 9' 1" (1.65m x 2.77m) High quality and good size en suite shower room fitted with ultra modern white suite to include dual low level flush W.C, circular vanity wash hand basin, set on marble work top with storage cupboard and display / storage shelving beneath. Step in tiled shower area with Monsoon style shower, tiled flooring, stainless steel ladder style towel radiator, electric shaver point and electric extractor fan, recessed ceiling spot lights, illuminated vanity mirror and Upvc double glazed opaque window to the front.

**BEDROOM TWO / GUEST BEDROOM** 15' 6 max" x 8' 9" (4.72m x 2.67m) Good size second bedroom with a benefit of a spacious walk in wardrobe providing both hanging rail and storage shelving, coving to the ceiling, Upvc double glazed window providing views over the rear garden, internal door leads into

**2ND EN-SUITE** 8' 4 max" x 4' 2 max" (2.54m x 1.27m) With ceramic tiled walls to dado rail height and ultra modern white suite comprising dual low level flush w.c, rectangular wall mounted wash hand basin and independent step in tiled shower cubicle with Monsoon style shower. Tiled flooring, electric extractor fan and shaving point, illuminated vanity mirror, stainless steel ladder style towel radiator and Upvc double glazed opaque window to the side.

**BEDROOM THREE** 16' 0 max" x 9' 8" (4.88m x 2.95m) With coving to the ceiling and Upvc double glazed window with fitted vertical blinds providing views over the rear garden. Integrated walk in wardrobe providing hanging rail and storage shelving.

**BEDROOM FOUR** 12' 3" x 7' 0" (3.73m x 2.13m) Good sized fourth bedroom benefits from coving to the ceiling, radiator and Upvc double glazed window providing views over the rear.

**HOUSE BATHROOM** 6' 3" x 9' 2" (1.91m x 2.79m) Elegant house bathroom with ceramic tiled walls to dado rail height and tiled flooring, fitted with high quality white suite

comprising circular wash hand basin with mixer tap set on marble work surface with storage/ display shelving and storage cupboard beneath. Dual low level flush w.c, corner bath with contemporary style mixer tap and telephone shower attachment, stainless steel ladder style towel radiator. coving to the ceiling, recessed ceiling spot lights, electric extractor fan and shaver point. Illuminated vanity mirror and Upvc double glazed opaque window to the side.

#### EXTERNAL

**FRONT** To the front of the property is a lengthy shared driveway which means the property is well set back from the road. Driveway leads to integral brick built garage with up and over door, the rear of the garage is converted into a utility area with plumbing for automatic washer and dryer, single bowl stainless steel sink with mixer tap and single base unit with block effect work surface above, Step up from front leads to front door with storm porch and courtesy lighting. Paved walkway lead to side and rear with wrought iron pedestrian access gate.

**REAR** To the rear is a fully enclosed and private garden with outside security lights, water supply and power points. Attractively paved patio area with step up of lawned garden enclosed with a combination of shrub hedge and timber perimeter fencing, To the rear of the garden is a raised planting area with a good variety of mature shrubs plants and trees, walkway leads to the far side of the property additional security lights, paved walkway leading to substantial timber storage shed.

**TENURE** The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

**HEATING AND APPLIANCES** The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

**LOCATION** Leaving Goole heading towards the M62 Roundabout following the signs for Rawcliffe pass through 4 roundabouts and at the 5th roundabout turn right Onto Main Road Drax where the property can be found on the left hand side

Council Tax: E



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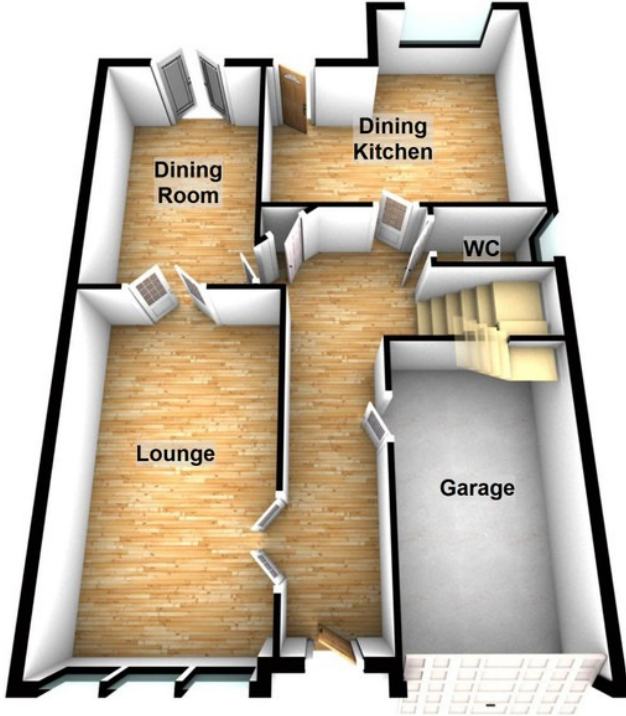


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**Ground Floor**

Approx. 85.5 sq. metres (919.9 sq. feet)



**First Floor**

Approx. 84.7 sq. metres (911.7 sq. feet)



Total area: approx. 170.2 sq. metres (1831.6 sq. feet)

