



Greystones, Selby Road, Wistow

£495,000

This imposing four double bedroomed detached executive residence lies in a non-estate location in the village of Wistow and enjoys completely open views to the front over farmland. The impressive property boasts UPVC double glazed windows and doors, gas central heating, three reception rooms, luxury kitchen/breakfast room, downstairs cloaks/WC, utility room, study, two en suite bathrooms, detached garage with multi purpose room above (could be converted to a granny/teenager annex) and excellent garden/drive/patio area plus miniature Astroturf football pitch. The property lies in a plot of approximately 1/3 acre. Viewing is highly recommended.



Arched entrance porch

UPVC double glazed front door with leaded glass inset.

Entrance Hall 2.26m x 4.45m (7'5" x 14'7")

Central heating radiator. Open plan spindle staircase leading to first floor. Wooden frame leaded glass inset door to;

Lounge 3.88m x 3.87m (12'9" x 12'8")

UPVC leaded glass inset bay front window. Coved ceiling. Central heating radiator. Wooden frame leaded glass wood door to;

Family room 5.07m x 3.48m (16'8" x 11'5")

Sliding UPVC patio doors with leaded glass inset. Central heating radiator. Double internal doors with leaded glass inset to;

Study 4.84m x 2.11m (15'11" x 6'11")

UPVC double glazed side window. UPVC leaded glass inset bay front window. Front door with leaded glass inset to front garden. Electric wall heater.

Front Room/Dining Room/Cinema Room 3.62m x 3.87m (11'11" x 12'8")

UPVC leaded glass inset bay front window and side window.

Kitchen 6.25m x 3.60m (20'6" x 11'10")

Luxury fitted kitchen comprising; wall and base units with granite worktops and two stainless steel sinks. Five ring gas hob (propane), extractor, bank of double ovens and microwave oven. Integrated fridge/freezer and dishwasher. Coved ceiling.

Utility 2.17m x 1.35m (7'1" x 4'5")

UPVC leaded glass inset side window. Wall and base units with worktop surfaces and tiled splashbacks. Plumbing for washer and dryer. Wall mounted Worcester propane gas boiler.

Downstairs Cloaks/WC 1.79m x 1.01m (5'10" x 3'4")

UPVC leaded glass inset side window. WC and wash hand basin. Central heating radiator.

Breakfast area/Rear sun room 6.25m x 2.16m (20'6" x 7'1")

Brick base and UPVC double glazed leaded glass inset windows and double patio doors.

Staircase to first floor

Spindle banister. UPVC double glazed leaded glass front window. Coved ceiling. Central heating radiator.

Landing 4.42m x 2.25m (14'6" x 7'5")

Bedroom 1 (front) 3.86m x 4.08m (12'8" x 13'5")

UPVC double glazed leaded glass front window. Central heating radiator. Range of fitted wardrobes. Archway to;

En suite bathroom 3.75m x 2.07m (12'4" x 6'9")

Range of vanity units with circular porcelain wash hand basin. Oval free standing bath. Tiled floor. Heated towel rail. Xpelair fan. Two UPVC double glazed leaded glass front and side windows.

Bedroom 2 (front) 3.89m x 3.59m (12'9" x 11'9")

UPVC double glazed leaded glass front and side windows. Central heating radiator. Range of drawers and cupboards under bay window.

Bedroom 3 (rear) 3.68m x 3.03m (12'1" x 9'11")

UPVC double glazed leaded glass rear window. Inset door to;

Dressing room 3.51m x 1.75m (11'6" x 5'9")

UPVC double glazed leaded glass rear window.

Family bathroom 3.67m x 2.75m (12'0" x 9'0")

White suite set in black surround; bath, integrated television, WC and wash hand basin. Separate walk-in shower cubicle. Two heated towel rails. Tiled floor. UPVC double glazed leaded glass rear window.

Bedroom 4 (rear) 5.05m x 3.43m (16'7" x 11'3")

UPVC double glazed leaded glass rear window. Laminate flooring.

En suite shower room 1.19m x 2.41m (3'11" x 7'11")

Large walk-in shower with glazed screen. WC and wash hand basin. Heated towel rail. UPVC double glazed leaded glass rear window.

Summer house

Wooden framed summer house with bi-folding doors housing hot tub and sauna.

Garage 7.92m x 5.00m (internal dimensions) (26'0" x 16'5" (internal dimensions))

Separate large detached garage with electrically operated door. Wood frame double glazed window. Solid wood pedestrian door. Internal staircase to;

Gym 7.86m x 4.94m (25'9" x 16'2")

Wood windows with leaded glass inset to front and rear. Two electric heaters. The garage and gym could easily be converted to a separate granny/teenager annex.

Outside - front and side

Hedge and electronically operated gates to provide access at the front. The property lies in a plot of approximately 1/3 acre. The property boasts a lawned garden with mature shrubs and bushes, block paved drive and patio area. Small pond.

Outside - rear

Submerged LPG tank. Wooden fence surround. Miniature AstroTurf football pitch. Spacious block paved BBQ area.

General

The property lies in close proximity to equestrian/Livery facilities.



Keith Taylor

56 Gowthorpe, Selby, YO8 4ET

T: 01757 709457

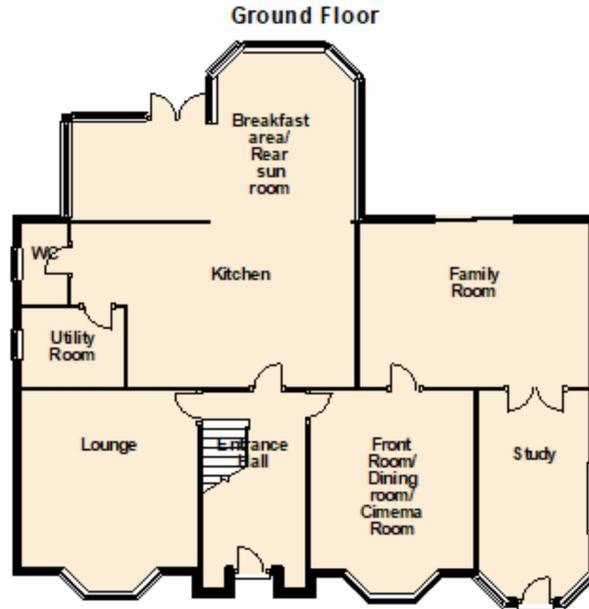
F: 01757 213335

sales@keithtaylorproperty.co.uk

www.keithtaylorproperty.co.uk

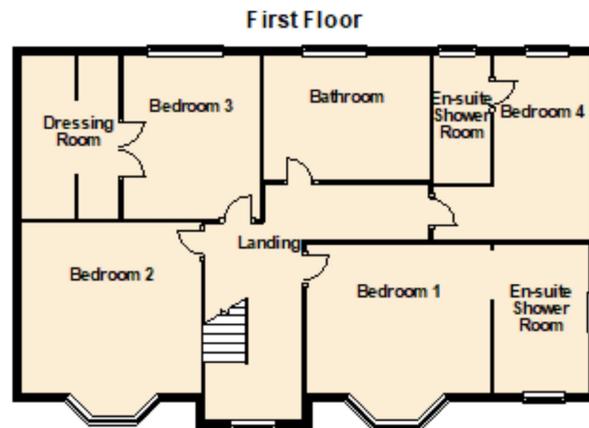
FLOOR PLAN - GROUND FLOOR

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



FLOOR PLAN - FIRST FLOOR

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82-100)	A		
(61-81)	B		86
(45-60)	C		
(25-44)	D		58
(10-24)	E		
(1-9)	F		
(0-8)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	58

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