





CHEVIOT BACK LANE

BILBROUGH, YORK, YO23 3PL

£875,000

FREEHOLD

Built in 2022 to the highest of standards, this immaculately presented 4 bedroom home, boasting over 2900 SQUARE FEET, is being sold CHAIN FREE. Are you looking for an impressive, turn key modern home? Contact Monroe today.

MONROE

SELLERS OF THE FINEST HOMES

CHEVIOT BACK LANE

• Stunning CHAIN FREE Property • Individually designed detached family home with outstanding kerb appeal • High-quality finishes throughout, ready to move straight into • Peaceful village setting with open countryside on your doorstep • Spacious open-plan living, perfect for modern family life and entertaining • Four generous double bedrooms with versatile family accommodation • Beautifully landscaped private gardens, with Indian Stone Patio • Ample off-street parking and double garage • Excellent commuter links to York, Leeds and Harrogate





This impressive four-bedroom chain-free detached house has significant kerb appeal and stands out in a select development of just seven individual homes. With ample living space and high-quality finishes, it combines modern comfort with a stunning traditional exterior. Situated in the heart of Bilbrough, the property offers a desirable rural atmosphere while providing quick access to York, Leeds, Harrogate, and major road networks.

The front door is framed by a large, custom-designed glass window that adds style and allows natural light to fill the space. Upon entering, you are welcomed by a beautiful hallway featuring an elegant oak staircase. The spacious ground floor includes an open-plan living area that provides access to an impressive garden, as well as a WC, a utility room, and a cosy snug area.

The highlight of this home is the open-plan kitchen and dining area, which features a custom-fitted kitchen complete with a stunning island. It includes Neff appliances, a Quooker instant boiling water tap and a wine cooler. Bi-folding doors open to the south-facing garden, creating an ideal blend of indoor and outdoor living.

The formal living room, featuring a log burner, is flooded with natural light and flows seamlessly from the open-plan living area.

On the first floor, this impressive home features four spacious double bedrooms, including two with en-suite bathrooms. Three of the bedrooms come with custom-fitted wardrobes, offering plenty of storage and style. The fourth bedroom also includes fitted cupboards for additional convenience.

The property boasts beautifully landscaped gardens to the rear, enhancing its south-facing position. The neat block-paved driveway leads to the double garage which has an electric door.

A spacious Indian stone terrace complements the low maintenance rear outdoor area, which includes planted beds, borders, and specimen fruit trees. Access to the rear of the property is via a wooden gate. The outdoor space is perfect for family entertaining, secure for children playing and pets.

** CGIs have been placed in this property, these are computer-generated 3D images (or, in some contexts, virtual tours) have been created to show what the interior or exterior of the property could look like **

ENVIRONS

Bilbrough is a charming village located in beautiful countryside, conveniently situated near the "golden triangle" of York, Leeds, and Harrogate. The village offers local amenities, a welcoming village hall, and a historic parish church. Families benefit from being within the catchment area of St. Mary's CE Primary and Tadcaster Grammar Schools.

Transport links are excellent, with easy access to the A64 and A1(M). Leeds is just a half-hour away, Harrogate can be reached in 45 minutes, and York's mainline station provides quick connections to London and other major cities. Bilbrough is approximately 6 miles from York city centre, 18 miles from Leeds, and 22 miles from Harrogate.

REASONS TO BUY

- Chain Free

- Outstanding Property

- Stunning Throughout

- Superb Village

- Four Bedrooms

- Open Plan Living Kitchen Diner

- Spacious Throughout

- Private Garden

- Garage & Driveway with Car Charging point

- EPC Rating B

SERVICES

We are advised that the property has mains electricity, water, drainage, and gas.

LOCAL AUTHORITY

North Yorkshire Council

TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

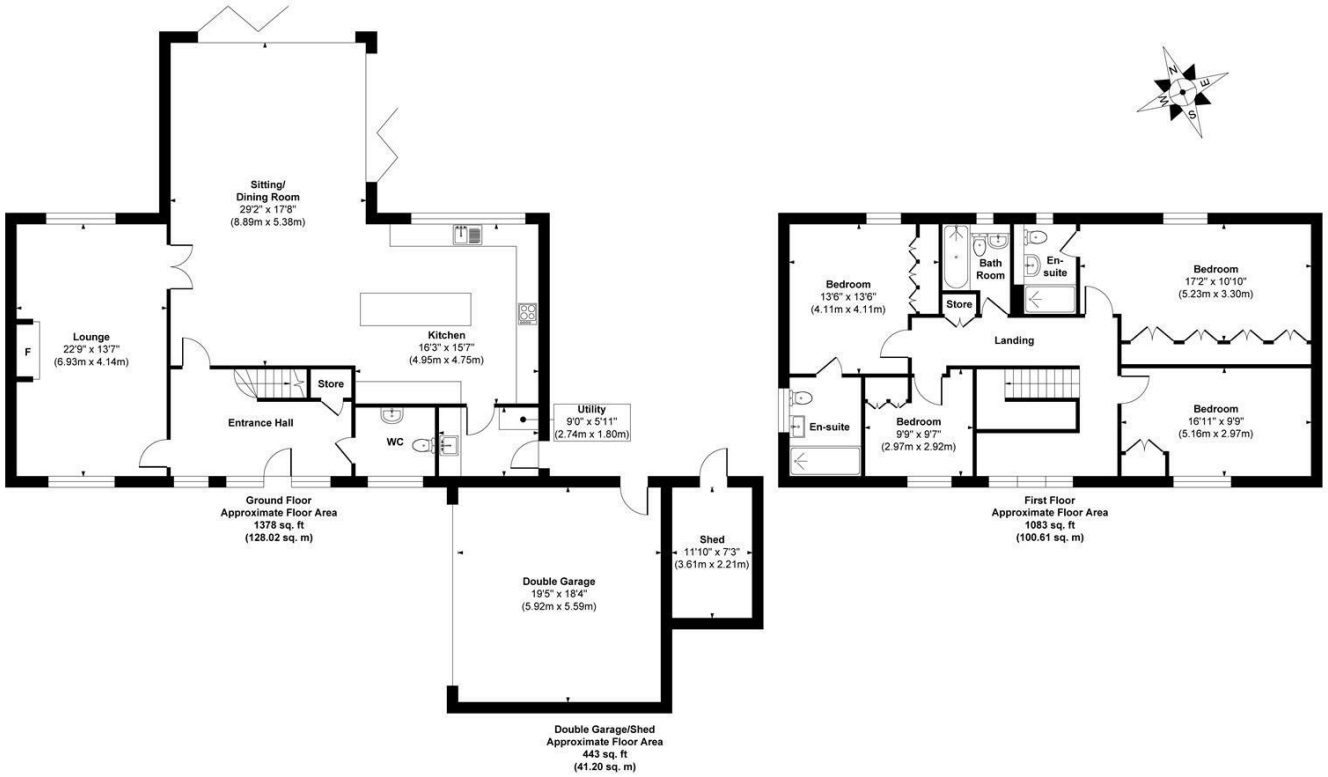
Strictly through the selling agent - Monroe Estate Agents.

CHEVIOT BACK LANE



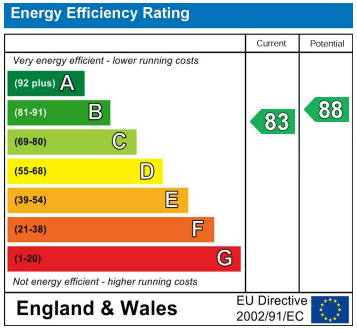






Approx. Gross Internal Floor Area 2904 sq. ft / 269.83 sq. m (Including Double Garage/Shed)
Approx. Gross Internal Floor Area 2461 sq. ft / 228.63 sq. m (Excluding Double Garage/Shed)
Illustration for identification purposes only, measurements are approximate, not to scale.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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