



**LYNHOLME, MAIN STREET,  
THORGANBY, YORK. YO19 6DA**



THIS IS A SUPERBLY PRESENTED, DOUBLE FRONTED DETACHED VILLAGE HOUSE, WHICH HAS BEEN TASTEFULLY AND EXTENSIVELY IMPROVED BY THE PRESENT OWNERS TO PROVIDE A DELIGHTFUL FAMILY HOME IN WALK-IN CONDITION. LYNHOLME, BELIEVED TO DATE FROM THE EARLY 1980'S NOW INCORPORATES A COMPREHENSIVELY FITTED LUXURY KITCHEN WITH GRANITE WORKTOPS, LUXURY CONTEMPORARY BATHROOM AND IS COMPLIMENTED BY A NUMBER OF HIGH QUALITY FEATURES INCLUDING HARDWOOD DOUBLE GLAZED WINDOWS, OAK FLOORING AND SKIRTINGS TO BREAKFAST KITCHEN AND UTILITY ROOM AND SOLID OAK INTERNAL DOORS.

THE PROPERTY WHICH PROVIDES A BRICK DETACHED DOUBLE GARAGE WITH PARKING FOR SEVERAL VEHICLES STANDS IN ATTRACTIVE WELL STOCKED GARDENS IN THE CENTRE OF THIS UNSPOILT NORTH YORKSHIRE VILLAGE. THORGANBY LIES 10 MILES TO THE SOUTH EAST OF YORK WITHIN THE FULFORD SECONDARY SCHOOL CATCHMENT AREA, IS 7 MILES FROM THE A19 LEADING TO THE YORK OUTER RING ROAD, A64 WHICH PROVIDES ACCESS TO THE A1M LINK ROAD AND LEEDS. (DISTANCES APPROXIMATE).

VIEWING OF LYNHOLME IS HIGHLY RECOMMENDED IN ORDER TO APPRECIATE THE CARE AND ATTENTION THAT HAS RESULTED IN A TRULY CHARMING FAMILY HOUSE.

## GUIDE PRICE: £365,000

### ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

**12' 6" (3.81m) x 5' 7" (1.7m).** Enclosed radiator, Oak floor and skirting, double glazed window and ceiling coving.

#### UTILITY ROOM/CLOAKROOM:

**5' 8" (1.73m) x 5' 6" (1.68m) plus recess.** Oak block work top incorporating sink with mono block mixer tap, plumbing for washer, wall mounted oil-fired central heating boiler and wall cupboard. Low-level W.C., vertical chrome finish towel rail/radiator, tiled floor, ceramic Bari Bone tiled walls and double glazed window.

#### THROUGH SITTING ROOM:



**18' 8" (5.69m) x 12' 10" (3.91m).** Arched top open fireplace recess with wood burning stove on tiled hearth. Sliding double glazed patio door to rear garden and double glazed side window, two radiators (one enclosed), ceiling coving and double glazed window.

#### DINING KITCHEN:



**18' 8" (5.69m) x 10' 0" (3.05m).** With comprehensive range of luxury fitted wall and base units with granite work tops incorporating recessed 1¼ bowl stainless steel sink with contemporary style pillar mixer tap, integrated Neff dishwasher and carousel unit. Neff four plate ceramic hob with Neff stainless steel extractor above and pan drawers below.



Built-in Neff electric double oven with fan assisted oven and grill above. Separate integrated fridge with freezer box, double panel radiator, Oak floor and skirting, ceiling cornice, recessed ceiling lights, half timber painted walls to work surface and stable door.

From the entrance a staircase with painted squared spindle balustrade and matching handrail rises to –

### FIRST FLOOR

#### LANDING:

Balustrade to match staircase, double glazed window and ceiling coving.





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