



**PUMP ALLEY, BOLTON PERCY**  
£995,000

**Carter Jonas**

# PUMP ALLEY, BOLTON PERCY, YO23 7AE

This substantial detached family home, offering nearly 3,500 sq ft of living space, is situated in the centre of the sought-after village of Bolton Percy. The property enjoys a quiet, private position behind gates, and is set within gardens just under 1/3 of an acre. It provides a combination of space and location that will appeal to discerning buyers.

The extensive ground floor features a central reception hall, drawing room, sitting room, dining room, family room, and a breakfast kitchen with a separate utility room. There's also a study for those requiring a home office. The first floor comprises a principal bedroom with an en-suite shower room, a guest bedroom, also with en-suite facilities, two additional double bedrooms, a family bathroom, and a box room for storage.

Outside, the property offers extensive parking and a double garage with overhead storage. The mature garden surrounding the home provides ample space for relaxation and entertainment. This home, with its spacious interiors and desirable village location, presents an opportunity for those seeking a premium lifestyle in a coveted setting.

**ONE OF THE FINEST PROPERTIES IN BOLTON PERCY, THIS EXCEPTIONAL DETACHED FAMILY HOME SHOWCASES SPACIOUS LIVING IN A PRIME VILLAGE LOCATION.**



**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire Council

**EPC BAND** D



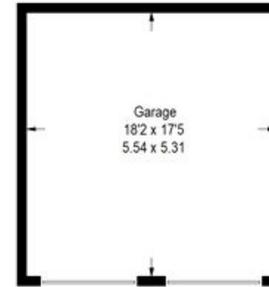
Classification L2 - Business Data



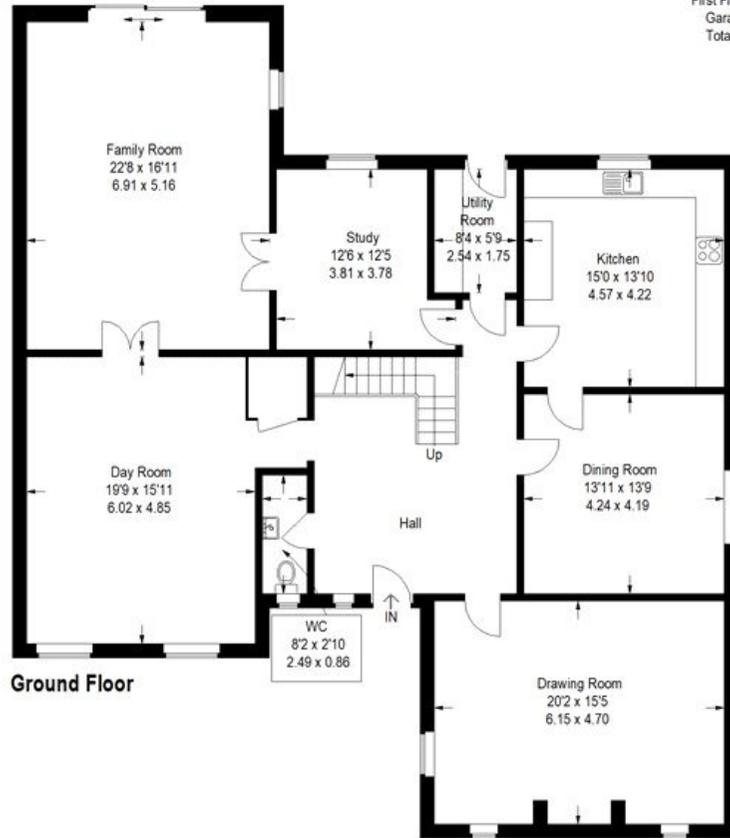
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# The Lodge, Pump Alley, Bolton Percy, York, YO23 7AE

Approximate Gross Internal Area  
 Ground Floor = 1984 sq ft / 184.3 sq m  
 First Floor = 1413 sq ft / 131.3 sq m  
 Garage = 317 sq ft / 29.4 sq m  
 Total = 3714 sq ft / 345.0 sq m



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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