



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



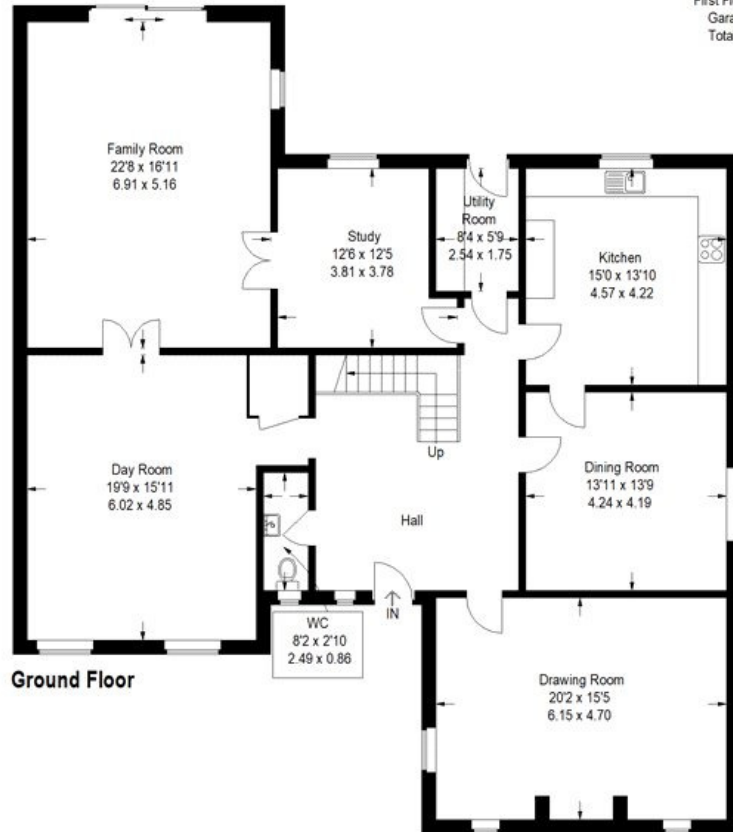
Classification L2 - Business Data



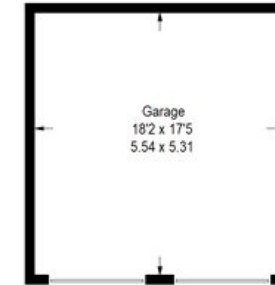
Classification L2 - Business Data

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

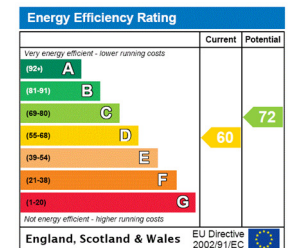


First Floor



(Not Shown In Actual
Location / Orientation)

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



York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.