



NORTHFIELD LANE, ASKHAM BRYAN
GUIDE PRICE £700,000

Carter Jonas

NORTHFIELD LANE, ASKHAM BRYAN

Nestled within the highly desirable village of Askham Bryan, this beautifully proportioned three-bedroom bungalow offers approximately 1,447 sq ft of flexible and contemporary living accommodation, all arranged conveniently on one level.

At the heart of the home is a stunning 24ft open-plan kitchen, dining and living space, designed for modern family life and entertaining. Flooded with natural light and seamlessly connected to an impressive conservatory, the property offers a wonderful balance of spacious living and comfortable accommodation throughout.

Ideal for families, downsizers and professional couples alike, this versatile home enjoys a peaceful village setting whilst remaining within easy reach of York city centre and excellent transport links.

Upon entering the property, a welcoming entrance hall leads through to the superb open-plan kitchen, dining and living area. Measuring over 24ft in length, this impressive space provides the perfect hub of the home, featuring ample room for cooking, dining and relaxing with family and friends.

French doors lead through to a spacious conservatory, creating an additional reception area that overlooks the garden and provides an ideal space to enjoy throughout the year.

The property offers three well-proportioned bedrooms, including a generous principal bedroom. Bedroom two provides excellent flexibility and could equally serve as a guest suite, bedroom/home office or hobby room.

A modern family bathroom serves the accommodation, while a practical utility room offers valuable additional storage and laundry space.

The home also benefits from off street parking, paddocks, storage rooms and over 1 acre of land.

Askham Bryan is one of York's most attractive and sought-after villages, located just a few miles south-west of the city centre. Renowned for its picturesque surroundings and strong sense of community, the village offers the perfect combination of rural living and city convenience. Surrounded by open countryside, residents enjoy easy access to a wealth of walking, cycling and outdoor pursuits, while remaining close to everyday amenities.

The nearby York Designer Outlet, Askham Bar Park & Ride and A64 provide excellent shopping, commuting and travel options.

York city centre is easily accessible and offers an abundance of historic attractions, independent shops, restaurants, cafés and cultural venues. The railway station provides regular direct connections to London, Leeds, Manchester and Edinburgh, making the area popular with commuters and families alike.

Askham Bryan is also home to the highly regarded Askham Bryan College and enjoys a welcoming village atmosphere that has made it one of the most desirable locations on the outskirts of York.

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

EPC BAND C

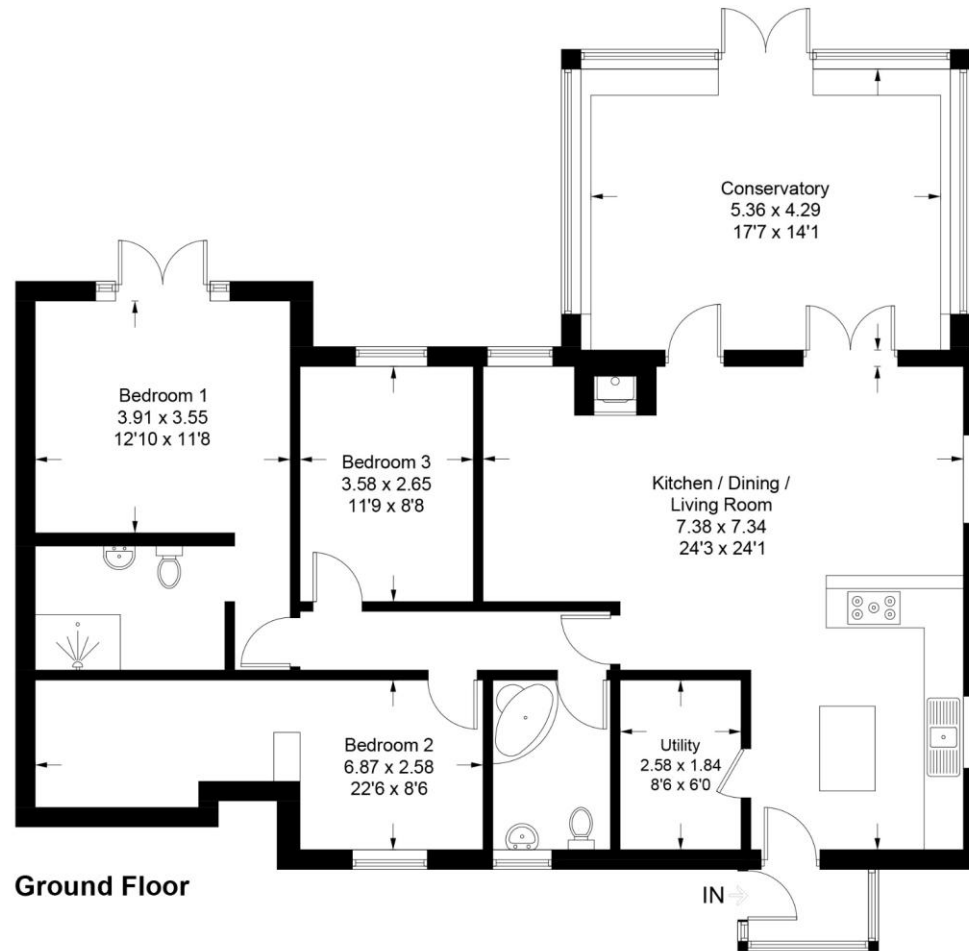
A SUPERB THREE-BEDROOM BUNGALOW SET WITHIN THE SOUGHT-AFTER VILLAGE OF ASKHAM BRYAN, OFFERING STYLISH OPEN-PLAN LIVING, A SPACIOUS CONSERVATORY AND OVER AN ACRE OF Paddock LAND COMBINING COUNTRYSIDE CHARM WITH EXCELLENT ACCESS TO YORK.







Northfield Lane, Askham Bryan, York, YO23
 Approximate Gross Internal Area = 134.4 sq m / 1447 sq ft



Ground Floor

illustration for identification purposes only. measurements are approximate, not to scale
 Pursuant to RICS Property Measurement 2nd Edition
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Classification L2 - Business Data