



## Station Road, Whixley, York £575,000

**\*\*FANTASTIC PLOT\*\***

A substantial family home occupying a fabulous plot with stunning views to the rear, including those of the York Minster, in this picturesque village location which is crucially available for sale with no forward chain.



## Accommodation

The property is entered into the good-sized porch which leads into the central hallway. The hallway offers access to the downstairs living accommodation and has stairs leading up to the first floor. There is also convenient understairs storage.

The sitting room is spacious in size and dual aspect in design with a uPVC window to the front elevation and French doors to the rear giving access out to the garden. There is a log burner with stone surround and tiled hearth which acts as the focal point of the room.

There is a further reception room which is currently used as a dining room and could easily be used as a home office, snug or playroom.



The kitchen is located towards the rear of the property and includes base and wall fitted units offering ample storage space. There is a 1 1/2 sink with drying area and an integrated Bosch dishwasher as well as a Range style cooker.

Through the kitchen is a useful utility room which has space for a freestanding fridge/freezer and washing provisions. There is a rear access door out to the garden, access into the garage & a WC.

To the first floor are 5 well-proportioned bedrooms all with fitted storage. Bedroom one is a substantial double complete with a fully tiled ensuite shower room.

The bedrooms located to the rear of the property benefit from wonderful views across the fields beyond with York Minster within sight on clear days.



The house bathroom is fully tiled and comprises a three-piece suite including bathtub with shower over, low flush WC and wash hand basin set in a vanity unit.

## To the Outside

To the outside, the property sits on a fabulous plot with timber gated entrances leading to two separate off-street parking areas. There is a further pedestrian gated entrance with a path leading up to the front door.

The property has a good-sized garden to the rear which is predominately laid to lawn with patioed area and well-kept borders. There is also a timber storage shed, brick coal store and log store near the oil tank. The property also has a significant side garden which is again mainly laid to lawn.

There is also an integral garage with electric roller door and power connected.

## Agent's Notes

Tenure: Residential

Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected. Oil C/H.

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: TBC

Council Tax: G - North Yorkshire County Council

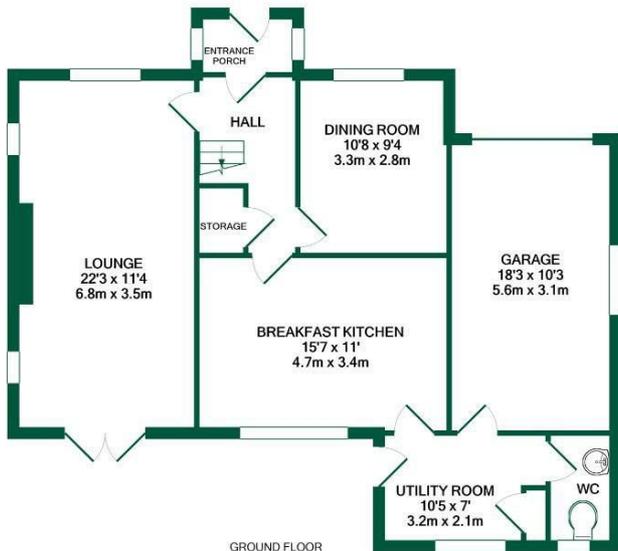
Current Planning Permission: No current valid planning permissions



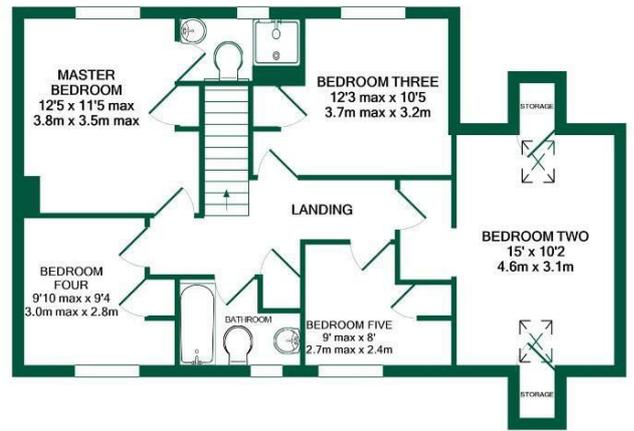
Viewings: Strictly via the selling agents - Stephenson's Estate Agents - 01423 867700

\* Download speeds vary by broadband providers so please check with them before purchasing





GROUND FLOOR  
APPROX. FLOOR  
AREA 903 SQ.FT.  
(83.9 SQ.M.)

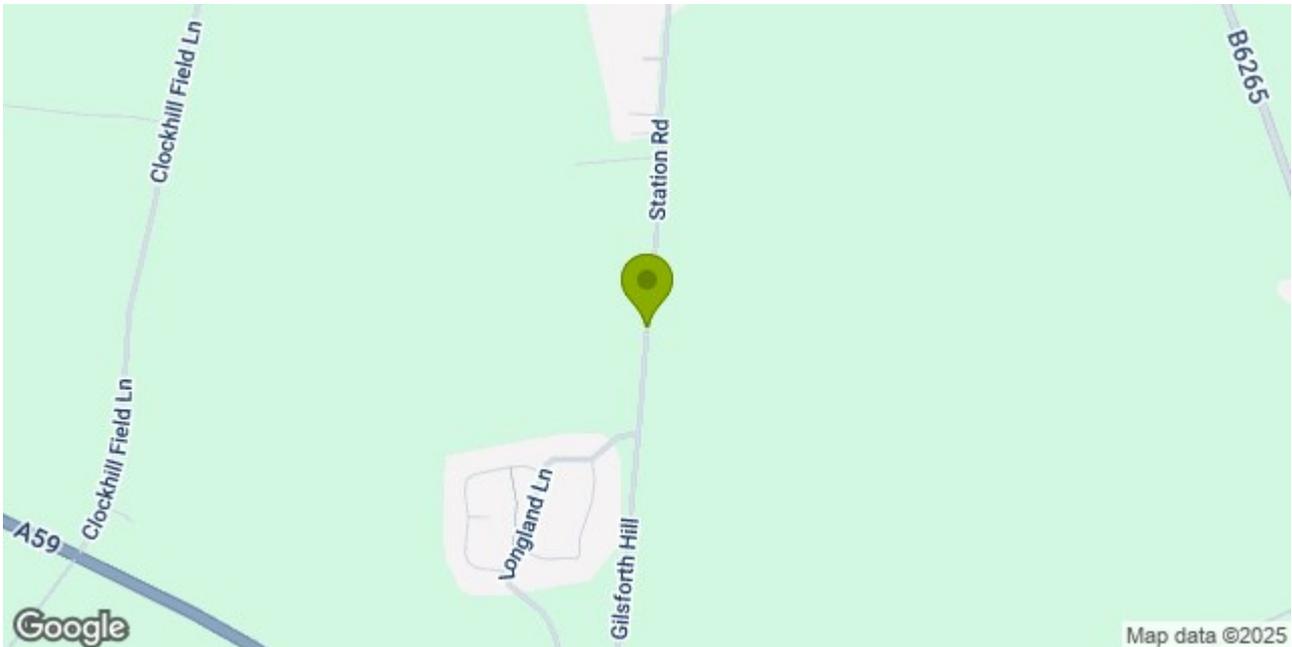


FIRST FLOOR  
APPROX. FLOOR  
AREA 767 SQ.FT.  
(71.3 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1670 SQ.FT. (155.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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