



Gilsforth Lane, Whixley

£260,000

**Stephensons**  
estate agents & chartered surveyors

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Gilsforth Lane,  
York YO26 8BF

Est. 1871

£260,000

Situated within this highly regarded development within easy reach of the A59, A1(M) and Cattan Railway Station is this 2 bedroom terraced property which features a living room, stylish kitchen, and house bathroom. The property is complemented by a rear garden and two off street parking spaces.

The 'Secure by Design' front door leads into a reception hall with staircase off, a useful under stairs storage cupboard, and gives access to both the stylish kitchen and living room.

The kitchen features a range of matching base and wall storage cupboards, worktop space, inset sink and drainer unit, freestanding appliance space with plumbing for a washing machine, and integrated appliances to include Indesit electric hob and oven. The living room is to the rear of the ground floor, and features large French doors which open out into the garden beyond.

The first-floor landing gives access into two bedrooms, the principal of which includes both a fitted double fronted wardrobe, single wardrobe and an airing cupboard. Bedroom two, positioned to the rear elevation, is well proportioned in size and overlooks the garden.

Finally, the recently updated bathroom features wood effect luxury vinyl tile, and part tiled splash backs to three sides. Included within the bathroom is a low flush WC, vanity wash hand basin and stylish panelled bath with shower over.



Tenure: Freehold  
Services/Utilities: Electricity, Water and Sewerage are understood to be connected. Property features bluetooth/wifi controlled electric heaters.  
Broadband Coverage: Up to 76\* Mbps download speed  
Council Tax: C - North Yorkshire Council  
EPC: D (61)  
Current Planning Permission: No current valid planning permissions

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



To the outside, the property features mature herbaceous borders to the front. The rear garden is predominantly laid to lawn, with a stone flagged patio and extended path leading toward the rear access gate and the timber-built garden shed.

Beyond the rear garden the property has the benefit of a communal area, which features a shared brick paved drive leading to the two off street parking spaces, in addition to the shared woodlands.

Agents Note: Please note this property is subject to an estate charge of £80 per annum, which includes the maintenance of all the communal areas.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

## Partners:

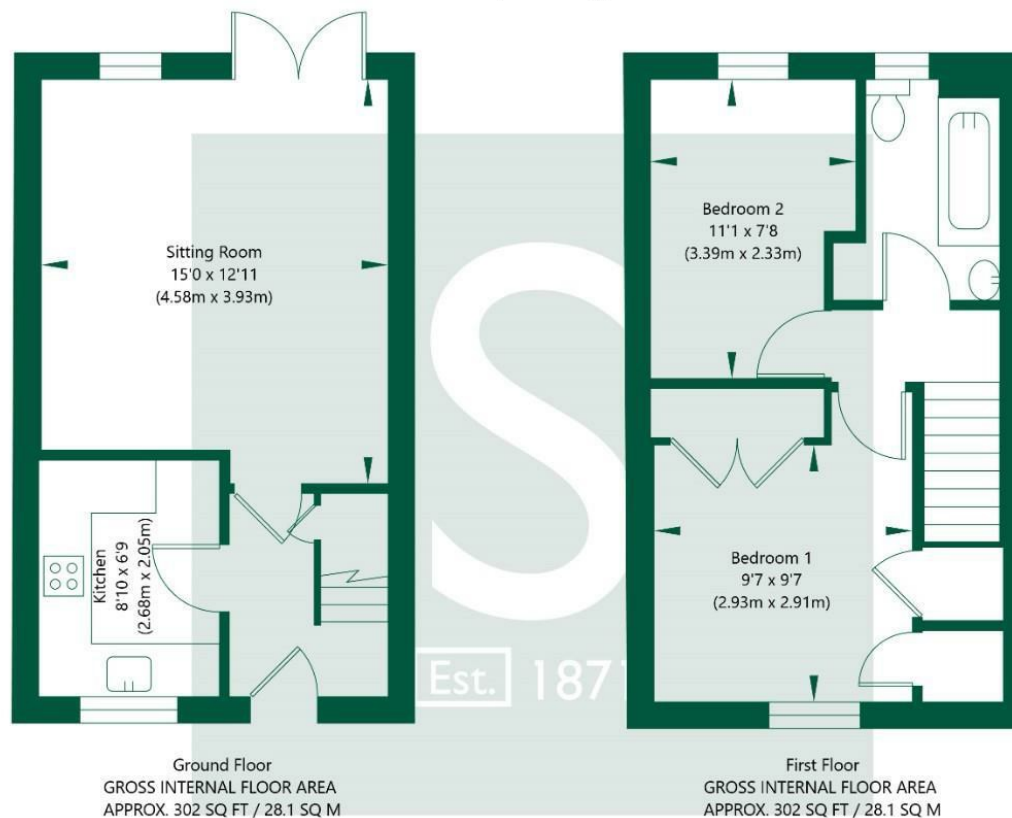
J F Stephenson MA (Cantab) FRICS FAAV  
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 604 SQ FT / 56.2 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

