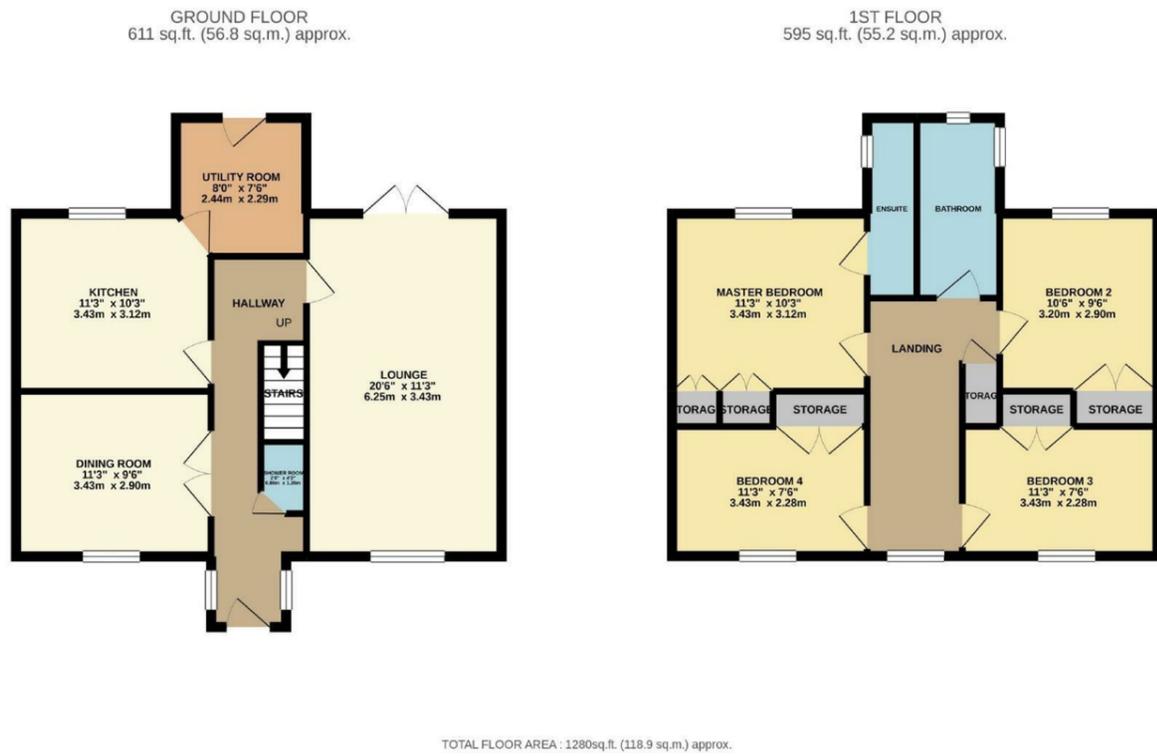
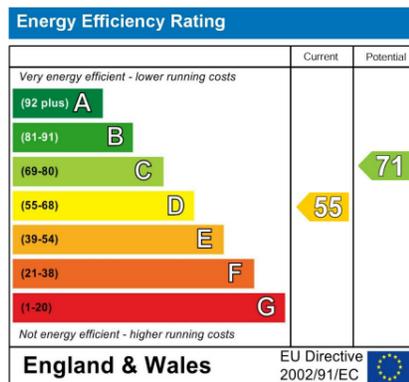


Floor Plan



Energy Performance Certificate



Directions

Proceed along the A59 from Harrogate in the direction of York. Pass over the A1 M link road. Take the second signpost to Whixley turning left into Gilsforth Hill. Take the right turning into Gilsforth Lane where the property is easily found on the right hand side.

Council Tax Band F Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Asking Price £510,000

34 Gilsforth Lane, Whixley, York, YO26 8BF

4 Bedroom House - Detached

A beautifully presented four-bedroomed detached house occupying one of the best plots in this exclusive residential development located between Harrogate and York. No chain involved.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The immaculate redecorated accommodation offers double glazed windows and LPG central heating.

Entrance porch, reception hall, guest cloaks/wc, lounge with feature fireplace and double opening patio doors to the rear garden.

There is a useful separate dining/sitting room and a modern fitted breakfast kitchen with integrated appliances that includes a double oven, electric hob, extractor fan, dishwasher and fridge/freezer. Utility/rear entrance room. with a Worcester Bosch boiler.

On the first floor there is a Master bedroom with ensuite shower room. There are three further bedrooms and a well presented house bathroom.

Outside there is a private gated driveway with hard standing plus a detached double garage 18'0 x 18'0 with electric light and power.

The gardens offer shaped lawns that are enclosed making it a safe family garden.

The property is situated in a modern development on the outskirts of the charming conservation village of Whixley and is within walking distance to the train station at Cattal. Within walking distance is also two popular public houses, The Anchor at Whixley which serves carvery lunches 7 days a week and The Victoria a Gastro pub, is situated nearby at Cattal train station. In addition, there is a village shop, church and village hall. In the development itself there is a pretty central green and children's play area. There are excellent private and state schools within close proximity of the village with bus links.

The property is located approximately equal distance between York and Harrogate (11 miles to each). Additionally, Knaresborough (7 miles) and Wetherby (9 miles) are within easy reach by road. There is also a regular train line from Cattal, which runs between York, Harrogate, Leeds and London making this an ideal village for commuters.

