

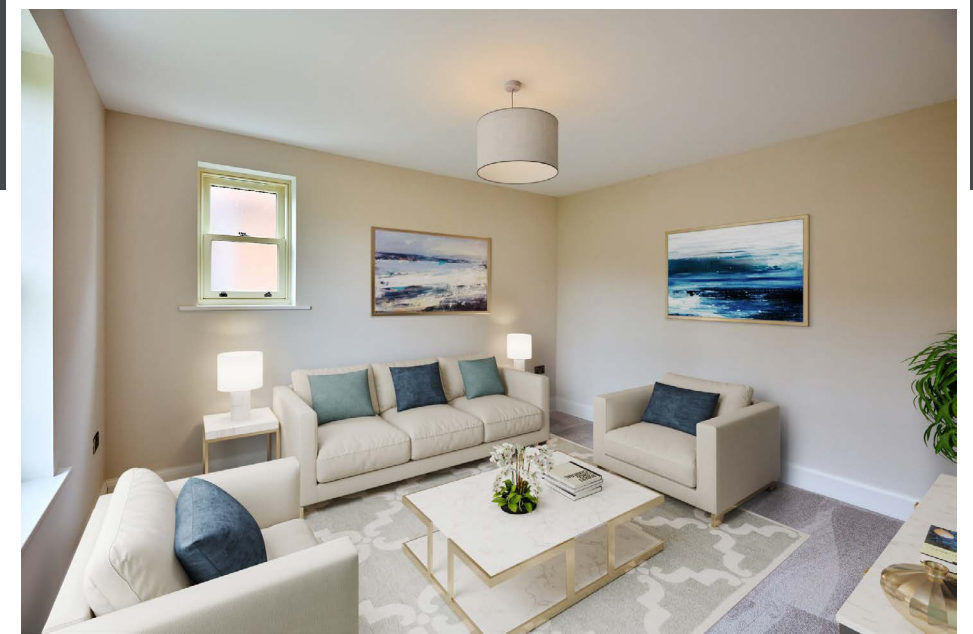


TRINITY HOUSE

WARM WELCOME

Marvel at the exquisite finish of this high-quality family home, built using hand-blown bricks to ensure the continuity of the vernacular of this quaint Yorkshire village. A paved footpath weaves across the front lawn, leading to the entrance. The door opens to reveal a hallway and staircase rising to the first floor. Indulge in the luxury of a gently heated floor. Imagine the comfort of kicking off your shoes on a cold evening to step onto the warmth of the floor underfoot.





Oak doors lead to the various rooms, starting with the lounge and office. Located at the front of the property, each room is bright and flexible. Close the door and work in peace, or curl up on the sofa and watch a movie.

THE HEART OF THE HOME

The magnificent open-plan family dining kitchen spans the rear of the property. It has a roof lantern that pours light into the space and two sets of sliding doors leading directly to the patio area. The heated floor is covered in Amtico in an intricate herringbone pattern, always ensuring the perfect ambient temperature. There are various lighting options, from inset spotlights to concealed ambient lighting and brighter task lighting in busier areas. Discover the heart of the home in the magnificent kitchen. The Kutschenhaus units in Fyord blue, topped with quartz worktops, create a stylish and functional space. With three built-in, eye-level Fulgor Milano ovens, an Eleca downdraft electric hob, a wine chiller, a full-height fridge and freezer, a dishwasher, and a Quooker instant hot water tap, this kitchen is a chef's dream.





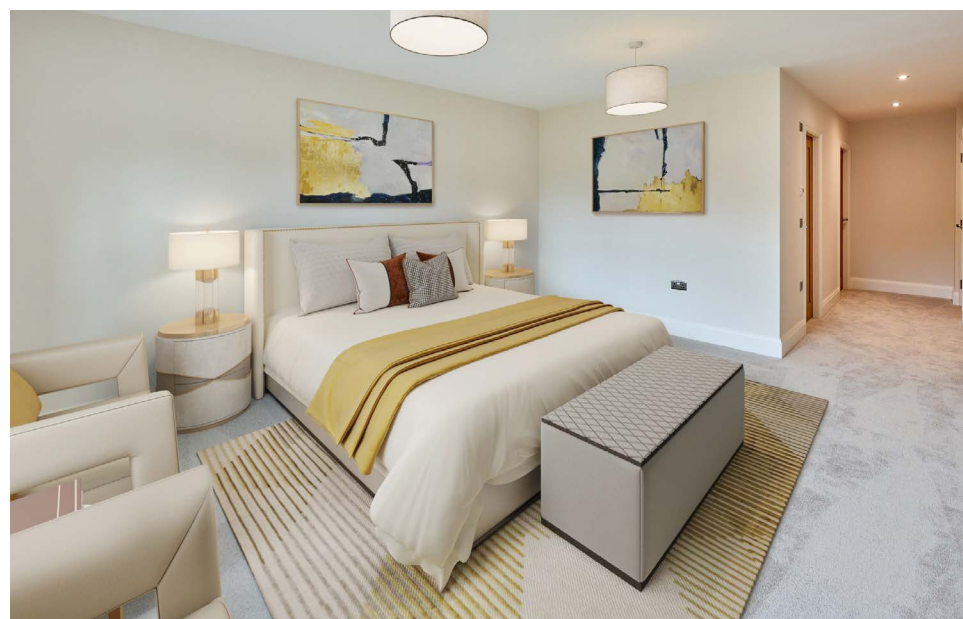
Through the hall, on the way to the utility room, there is a downstairs W/C with herringbone Amtico flooring. The utility room has units to match the kitchen, topped with wooden worktops. There is storage for boots and coats and even a built-in bench to sit and remove shoes.



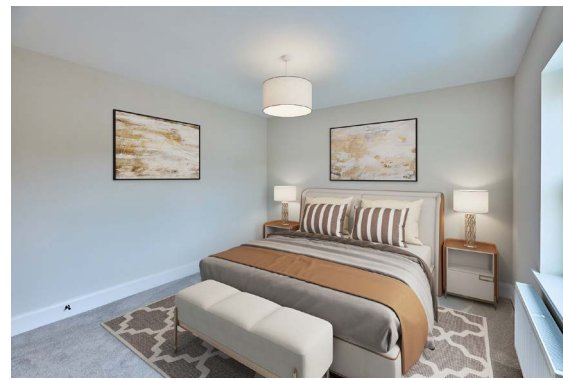


TIME FOR BED

As the day draws to a close, make your way upstairs to the bedrooms. The master suite is a haven of peace with a fully fitted dressing room, with wardrobe units that have drawers and hanging space for all of your clothing. The en-suite bathroom is luxurious with a free-standing bath, W/C and wash hand basin in a vanity unit. The mirrors are illuminated and the floor is heated for the ultimate pamper evening.



TRINITY HOUSE



The bedroom two also has an en-suite with a shower, tiled in white metro tiles and contrasting grey grout. There is also a wash hand basin and W/C, plus the floor is heated. There is a third bedroom on this level and the family bathroom. Italian porcelain tiles adorn the floor and walls and are gently heated in this wonderful bathroom, which has a modern curved free-standing bath, shower, wash hand basin, and W/C. The fittings from House of Piccadilly are gold-coloured, giving this luxurious bathroom a stylish finish.

UP TO THE TOP

Up on the second floor, there are two further bedrooms, each with Velux windows and doors that lead to the storage space in the eaves. It is boarded and carpeted and has lighting and power. There is also the benefit of another stunning shower room on this floor.



GLORIOUS GARDENS

The south-facing gardens at the rear of the property are terraced, with a patio area nearest to the kitchen doors, perfect for al-fresco dining. The sheltered nature of this part of the garden would lend itself to the perfect spot for a hot tub. The raised flower beds are ready for your personal touch, ready to plant vibrant flowers that can bloom and add a lovely pop of colour. The top of the garden is a blank canvas, ideal for a BBQ area or maybe even an outdoor kitchen.



Beyond the wooden gate, there is a large gravelled driveway with parking for numerous vehicles and access to the double garage, which has two sets of double-opening doors and open rafters in the roof space for additional storage.



ABOUT THE AREA

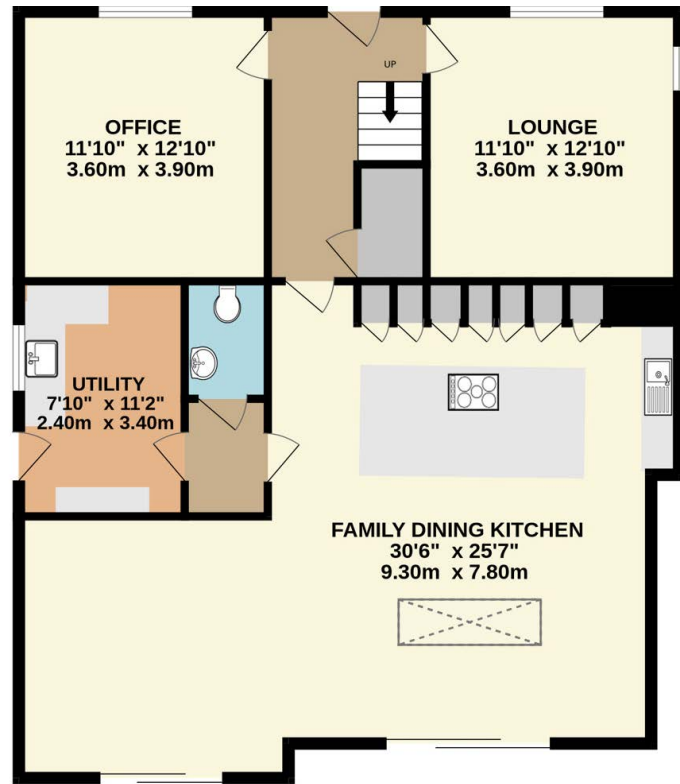
Holtby, a tranquil village on the outskirts of the historic city of York, offers easy access to the A64 and the park-and-ride just a few miles away. The direct bus route to York City Centre ensures a hassle-free commute, making city life within reach yet allowing you to retreat to the peaceful village at your convenience.

Whether you're in the mood for a night on the town, a delicious meal at one of the many restaurants, or an afternoon of retail therapy, York City is just a stone's throw away. But when you've had your fill of city life, you can always retreat to the tranquility of Holtby, your peaceful village.

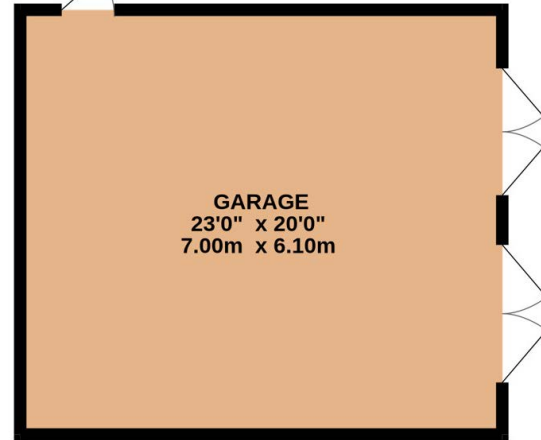
York is a major station on the East Coast Mainline, with frequent trains to Kings Cross taking just two hours. Trinity House is perfect for anyone looking for a peaceful life in the country but still needs to commute for work.

There are many excellent schools to choose from for all age ranges and to suit all budgets.

GROUND FLOOR
1546 sq.ft. (143.7 sq.m.) approx.



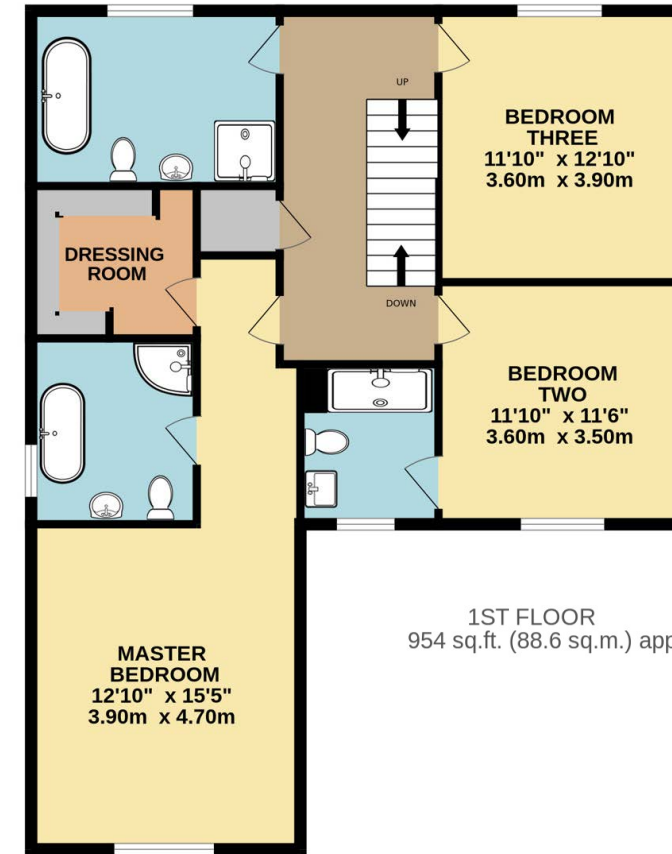
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	89	93
	EU Directive	



TOTAL FLOOR AREA : 3058 sq.ft. (284.1 sq.m.) approx.

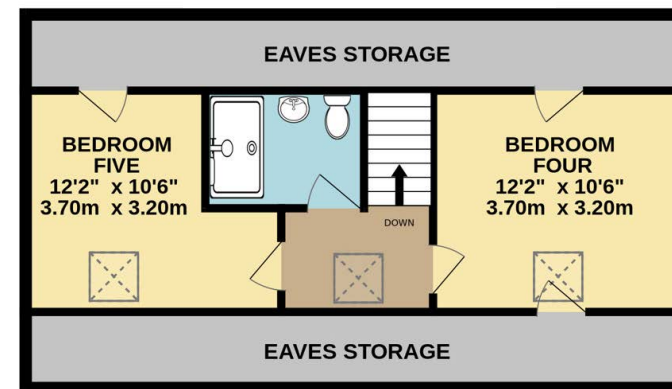
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
954 sq.ft. (88.6 sq.m.) approx.

2ND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



KEY FEATURES

- Unique and Exclusive Five Bedroom Detached
- Build Completed in 2023 with Exceptionally High Specification Including Air Source Heat Pump, EV Charger and 10 Year Warranty
- Expansive Family Dining Kitchen with Kutchenhau Units, Large Centre Island and Separate Utility Room
- Bright and Airy Lounge and Office to Front Aspect
- Generous Master Bedroom with Four Piece En-Suite and Dressing Room
- Modern En-Suite to Bedroom Two and Luxurious Family Bathroom to First Floor
- Two Bedrooms and Shower Room to Second Floor with Access to Eaves Storage
- Well-Designed Gardens to Front and Rear with Indian Stone Patio and Raised Lawn
- Large Gravelled Driveway and Double Garage for Multiple Vehicle Parking
- Quaint Village Location with Easy Commuting Links and Close to York City Centre
- Freehold Property and Council Tax Band G



 WHAT3WORDS: visits.novels.grad

To view Trinity House

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