



3 STATION ROAD
Whixley, York



GSC GRAYS

PROPERTY • ESTATES • LAND

3 STATION ROAD

Whixley, York, YO26 8AH

A superb traditional terraced cottage in the village of Whixley which has been cleverly enhanced and extended to create 3 bedroom accommodation with forecourt and garden to the rear.

ACCOMMODATION

Pretty traditional terraced cottage
Extended to the rear and into the attic space
Three bedrooms
Dining kitchen
Garden to the rear
Well maintained and decorated throughout



GSC GRAYS

PROPERTY • ESTATES • LAND

15-17 High Street, Boroughbridge, York, YO51 9AW

01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



3 Station Road

3 Station Road is a delightful cottage in the popular village of Whixley which has been much enhanced and extended. The pretty home has been decorated throughout and offers characterful accommodation which will suit a variety of purchasers from young couples to investors wanting a holiday let, which would be perfect due to its location and accessibility to York, The East Coast, Yorkshire Moors and the Dales.

The accommodation briefly comprises: Entrance Porch, Lounge, Extended Dining Kitchen with Velux roof lights and double doors leading to the rear garden. First floor with two bedrooms and the house bathroom. To the first floor is a delightful master bedroom with two velux roof lights.

Outside

To the front of the property is a walled and gated forecourt. To the rear is the garden area which is mainly laid to lawn and offers an attractive area for children and alfresco dining.





Situation and Amenities

Whixley is an historic village located to the east of the A1, equidistant between Harrogate and York, with a thriving community spirit and a good range of day-to-day amenities including a village shop, church, village hall, public house with restaurant and park. Nearby Knaresborough and Boroughbridge both offer a wider range of facilities, while the historic spa town of Harrogate and the cathedral city of York provide more extensive shopping, recreational and leisure facilities. Communications links are excellent: the nearby A1(M) ensures easy access to both the north and south of the country and the national motorway network, as do the excellent links from Cattel train station which offers regular services to Harrogate, York, Leeds, and central London. The area offers a wide range of schools for children of all ages both in the public and private sectors, with Kirk Hammerton primary school Queen Ethelburga's College a few minutes drive.

Services and Other Information

Mains water, Drainage and Electricity. There is oil fired central heating,



Rights of Way, Wayleaves and Easements

There is a right of way for neighbouring properties over the rear garden.

Local Authority and Council Tax Band

North Yorkshire Band C

EPC

D

What3Words

///inflation.situates.encodes

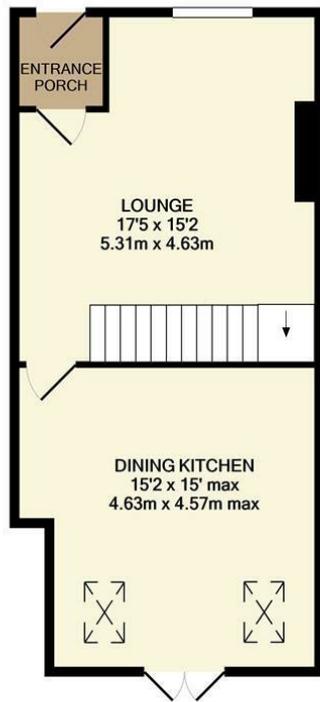
Viewings

Strictly by appointment with GSC Grays 01423 590500

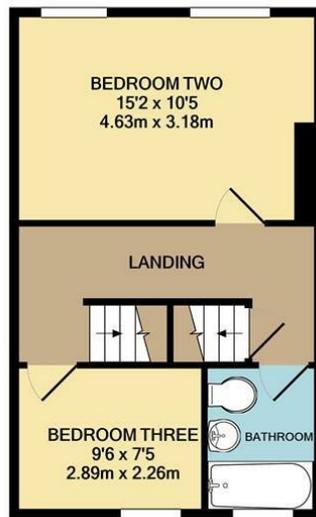
Disclaimer

GSC Grays gives notice that:

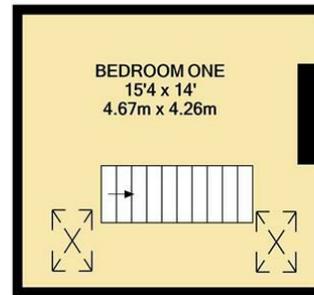
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.3 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.4 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 206 SQ.FT.
(19.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1053 SQ.FT. (97.9 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

