



GILSFORTH LANE, WHIXLEY YO26

GUIDE PRICE £325,000



Attractive and beautifully presented, three bedroom, mid-townhouse.

24 Gilsforth Lane is a, well proportioned, three-bedroom family home. The property is situated in the popular village location of Whixley just a short drive away from the historic city of York and Harrogate town centre which provides excellent shopping, recreational and business facilities.

The versatile accommodation is split over two floors and boasts an attractive enclosed rear garden.

In brief the property comprises; a welcoming entrance hall, bright and spacious living room, fully fitted kitchen and conservatory to the rear which has a beautiful outlook over the garden. There are also three bedrooms which are serviced by a family bathroom.



Tenure
Freehold

Local Authority
North Yorkshire Council

Council Tax
Band D

EPC Rating
D





Property Description

To the front of the property there is an entrance hallway, with kitchen to the right, which benefits from a range of cabinetry.

Also accessed from the hallway is the spacious family living room which then leads into the fantastic conservatory space, overlooking the beautifully maintained rear garden.

On the first floor, there are three good sized bedrooms which are all serviced by a tiled house bathroom.

Outside

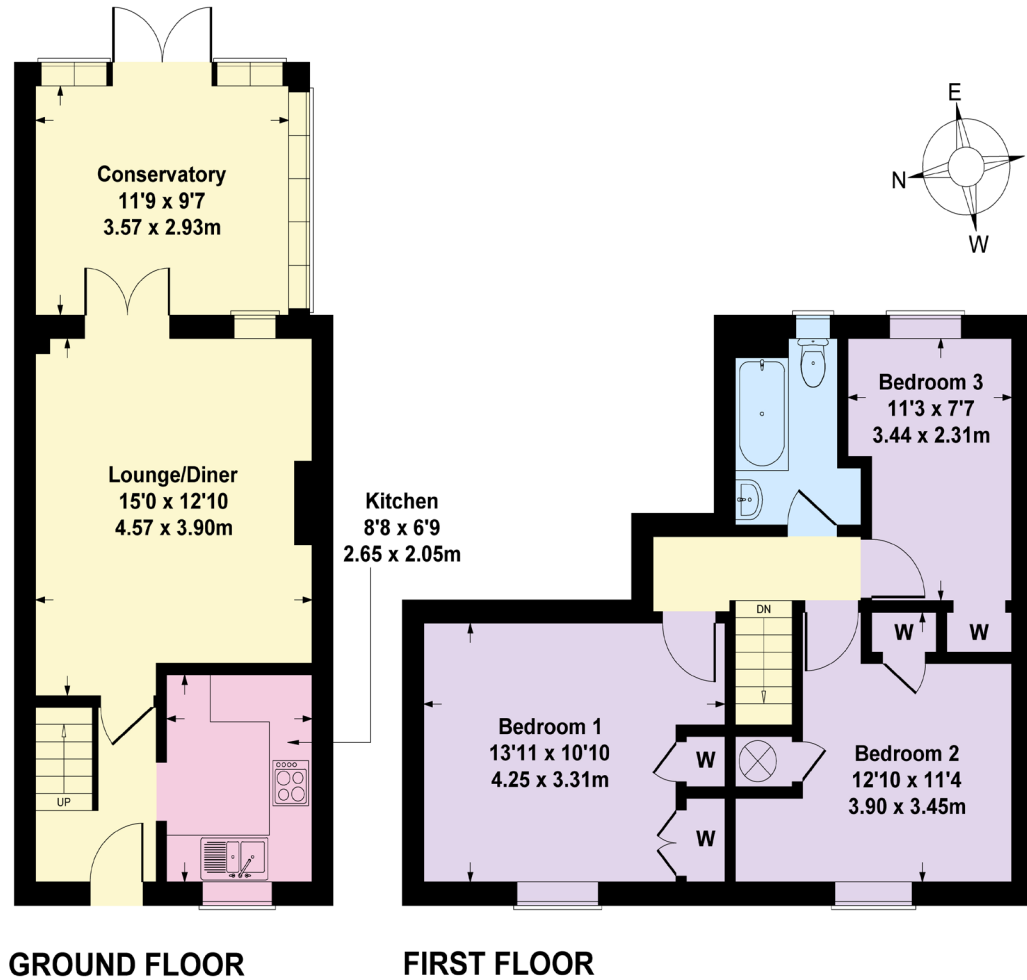
The property benefits from an easy to maintain, fully enclosed, rear garden which has a raised decked, seating area. Perfect for enjoying the sunshine or alfresco dining. There is a gravelled area as well as space for a storage shed.

The property also benefits from off street parking to the rear.

Services

We are advised, that the property has mains drainage, water and electricity. There is also an immersion heater and independently controlled electric radiators.



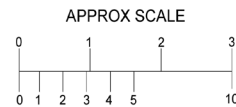


GROUND FLOOR

FIRST FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

24 Gilsforth Lane, Whitley YO26 8BF



APPROXIMATE GROSS INTERNAL AREA
House - 883 sq ft - 82 sq m

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated September 2024. Photographs dated August 2024.

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