



VERITY
FREARSON

LYDIATE HOUSE, HIGH STREET, WHIXLEY, YO26 8AW

GUIDE PRICE £775,000

LYDIATE HOUSE, HIGH STREET,

Whixley, YO26 8AW

A well presented three - bedroom detached property with an extensive mature south facing garden, adjacent to open country side, situated in the desirable village of Whixley, located between Harrogate and York, with excellent access to the A1 Motorway. The property enjoys a peaceful village setting while being conveniently placed for commuters and well-served by nearby towns. One of the property's key features is its attractive and generous rear garden, offering a private and picturesque outdoor space.

The property offers spacious and flexible living accommodation with multiple reception areas, modern kitchen and bathroom fittings, and pleasant countryside views. The well-maintained garden includes lawn, mature planting, rockeries, and fruit trees, making it ideal for keen gardeners and outdoor entertaining. With driveway parking, garage, and additional utility space, this home is perfectly suited for a wide range of buyers seeking village living.



Dining Kitchen · Sitting Room · Garden Room · Cloakroom

3 Bedrooms · Bathroom · Shower Room

Ample Off-Road Parking · Garage · Utility · Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

Entered via an attractive oak porch and front door.

CLOAKROOM

Fitted with WC and basin.

DINING KITCHEN

With space for a dining area and glazed doors leading to the garden. The kitchen is fitted with a range of units with granite worktops and an electric-fired Aga.

SITTING ROOM

A spacious reception room with fireplace and living flame gas fire. Bay window to the side.

GARDEN ROOM

An extended living area with windows on three sides overlooking the garden and patio doors opening onto the garden.

FIRST FLOOR

BEDROOM ONE

A double bedroom with fitted wardrobes and windows to two sides.

BEDROOM TWO

A further good-sized double bedroom.

BEDROOM THREE

A further good-sized bedroom, currently used as an office.

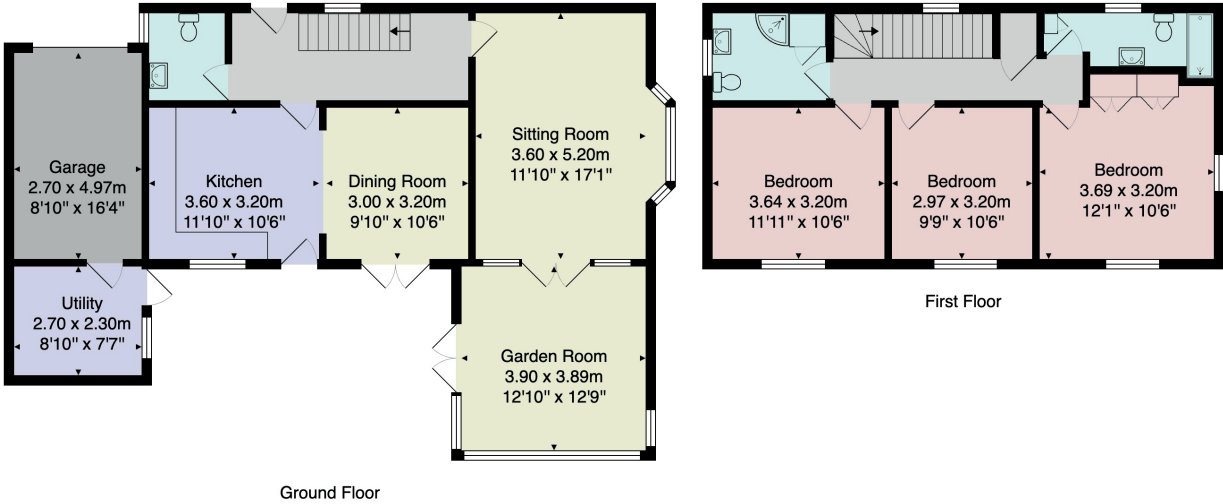
BATHROOM

A modern white suite comprising WC, basin set within a vanity unit, and bath with shower above.

SHOWER ROOM

A modern white suite comprising WC, basin, and shower.

FLOOR PLAN



Total Area: 132.7 m² ... 1429 ft² (excluding garage)
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

An in-and-out driveway provides ample parking and leads to a single garage. To the rear of the garage is an attached utility room with sink and space/plumbing for a washing machine and tumble dryer. The property enjoys generous and attractive gardens to the rear with lawn, mature and well-stocked planted borders, rockeries, and fruit trees. There are also patio areas, a timber garden shed, and a greenhouse. The garden enjoys a delightful outlook over surrounding fields.

Agents Note

The property has oil-fired central heating, an electric Aga, and a gas fire in the sitting room.

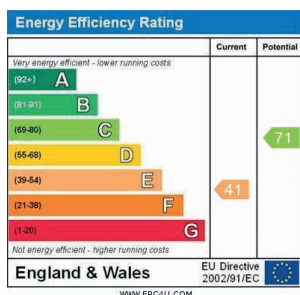
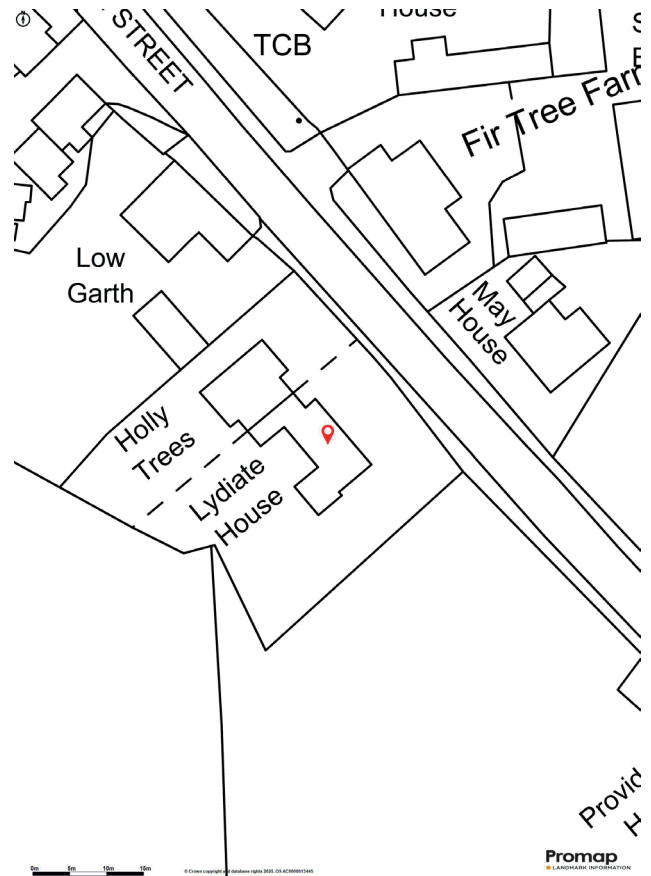
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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