



## Ainsty View, Whixley, York, YO26 8AJ

- End terrace house located in the sought after village of Whixley
- Kitchen / dining area
- Peaceful village setting
- Garage for extra storage
- Early viewing highly recommended
- Three well-proportioned bedrooms
- Practical and welcoming layout
- Easy access to York
- Driveway for off road parking
- Council Tax Band B

**£275,000**





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## DESCRIPTION

Located in the charming village of Whixley, this delightful end-terrace house at Ainsty View offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the house is both practical and welcoming, ensuring that every corner is utilised effectively. The bathroom is thoughtfully designed, catering to the needs of modern living. The property benefits from its location in a peaceful village setting, while still being within easy reach of the vibrant city of York, known for its rich history and cultural attractions.

Whixley itself boasts a friendly community atmosphere, with local amenities nearby, making it a wonderful place to call home. This property presents an excellent opportunity for those looking to settle in a tranquil yet accessible area. Whether you are a first-time buyer or seeking a family home, this end-terrace house at Ainsty View is certainly worth considering.

EPC

Energy rating E

This property produces 3.9 tonnes of CO<sub>2</sub>

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B

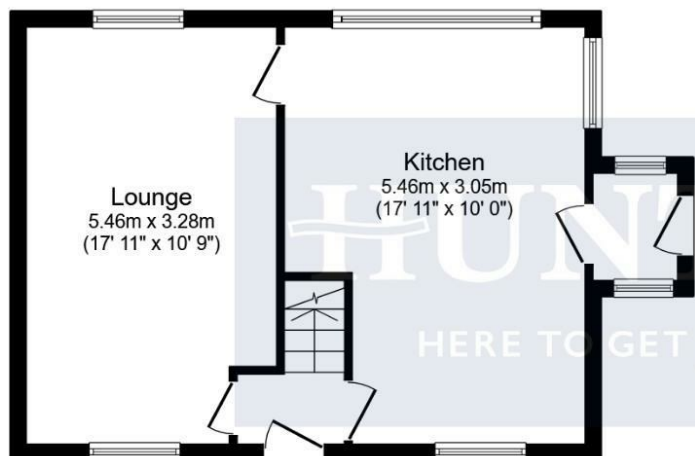






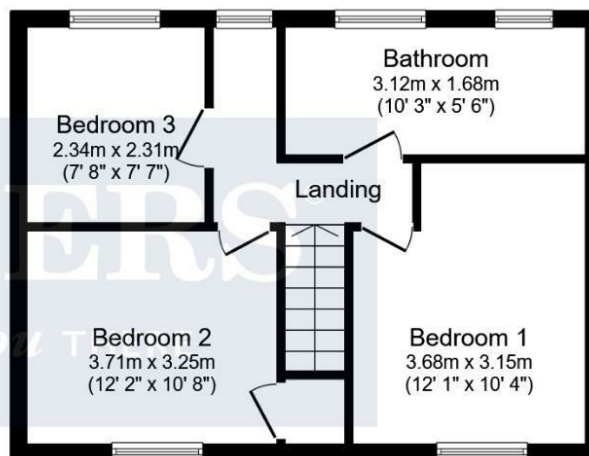


18 Ainsty View, Whixley, York, YO26 8AJ



Ground Floor

Floor area 41.6 sq.m. (448 sq.ft.)



First Floor

Floor area 39.9 sq.m. (430 sq.ft.)

Total floor area: 81.6 sq.m. (878 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Viewings

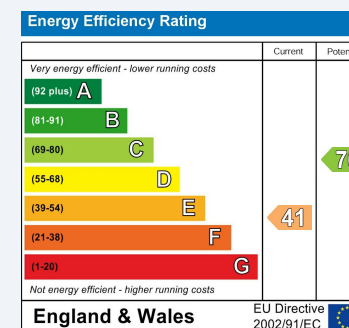
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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