



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

- THREE BEDROOM MID-TERRACE HOUSE
- LOFT ROOM & CONSERVATORY FOR EXTRA FAMILY SPACE
- THREE WELL-SIZED BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING REAR GARDEN WITH COUNTRYSIDE VIEWS
- EPC RATING - F/ COUNCIL TAX BAND - B

**Asking Price £285,000**



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## DESCRIPTION

Hunters Wetherby are proud to present this stunning three bedroom mid terraced property in the sought after location of Whixley.

On entering the property, you are first met with the well presented utility room, perfect for muddy boots after a long countryside walk. The utility room features a downstairs w/c with low level w/c and vanity unit. There is also space for a washing machine and fridge freezer.

Following through the property is a well-sized kitchen with windows to the rear which overlook the gorgeous countryside views. The tastefully decorated and well laid out kitchen has a good range of wall and base units, work surface space and integral appliances which include, extractor hood, electric oven and electric hob. There is space for a dishwasher.

The conservatory is a lovely addition to the property and offers a relaxing space for peace and quiet to enjoy looking over the rear garden and enjoying the views.

The beautifully presented lounge which has dual aspect windows to the front and rear of the property allows ample natural light. The log burning stove is a focal point of the room creating a cosy atmosphere.

To the first floor of the property are three well sized bedrooms and house bathroom.

Bedroom one is a spacious room benefitting from fitted wardrobes. Bedroom two is also spacious room with a door leading to the loft room which is a brilliant space for storage or relaxation. Bedroom three has a window to the rear of the property looking over the countryside views the room also benefits from built in cupboard storage. The bedrooms all benefit from light bright decor and are presented well.

Finishing the first floor is the modern yet contemporary house bathroom with shower cubicle, vanity unit, low level w/c and heated towel rail.

To the front of the property is a driveway with space for off street parking for one car, walking up the pathway to front door are mature borders including gorgeous shrubs and plants.

To the rear of the property is the beautifully presented garden which is laid to lawn, patio path and multiple seating areas. There are plenty of mature flower beds and shrubs in the garden which make it a haven of colour and is perfect for those with green fingers.

Whixley is surrounded by wonderful open countryside, making it an ideal location for those who appreciate outdoor activities and nature. The area is well served by schools for children of all ages, notably Kirk Hammerton primary, Queen Ethelburga's is under two miles away and St Olave's, St Peter's and Bootham in York around thirteen miles away. The village also benefits from the famous Anchor pub, a well stocked shop and a thriving village hall with many activities arranged throughout the year.

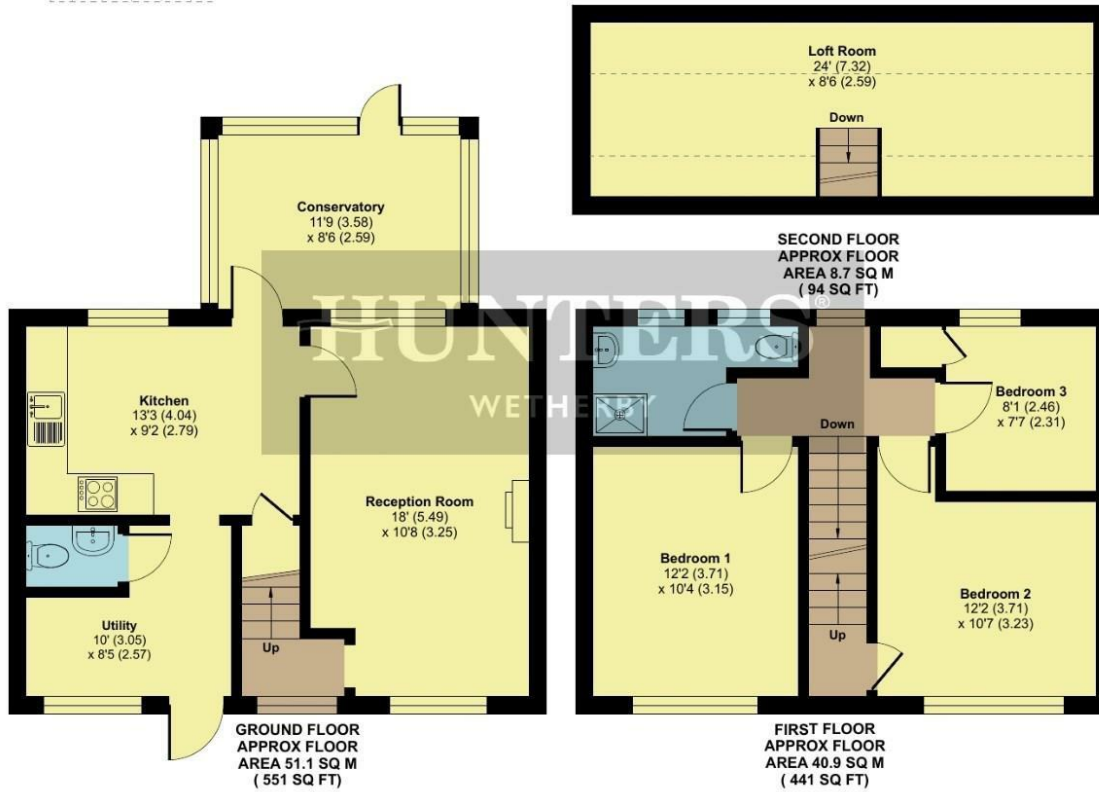




# Ainsty View, Whixley, York, YO26

Approximate Area = 1086 sq ft / 100.8 sq m  
 Limited Use Area(s) = 114 sq ft / 10.5 sq m  
 Total = 1200 sq ft / 111.3 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1159629

## Viewings

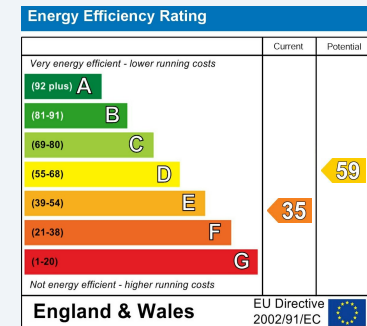
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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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