



## North Lane, Huntington, York Offers Over £650,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A well presented period detached house offering substantial 4 bedroom family living accommodation and featuring a superb farmhouse breakfast kitchen, 2 living rooms and a detached double garage.

The Property has two independent staircases and could feasibly accommodate separate, self-contained accommodation for extended family members.





## Accommodation

A substantial period detached house enjoying a semi-rural setting with outstanding transport links to both the centre of York and Leeds, Hull and Teeside.

Well maintained over many years and used as two separate dwelling in the past, the property stands within generous lawned gardens with off street parking and large detached garage.

The house is entered through a double glazed entrance door into a spacious reception hall with solid oak flooring and staircase which leads to a galleried landing.

The principal reception room is a spacious lounge located at the rear of the property with a feature vaulted ceiling and fireplace with exposed brick surround.



Leading from the lounge is a garden room/conservatory of brick and glass construction and French doors which lead out to the enclosed stone paved courtyard.

Located off the entrance hall is a downstairs cloakroom with a low flush w/c, pedestal wash hand basin, heated towel rail and 'Yorkshire' sash window and solid oak flooring. The cloakroom also houses a recently installed Worcester oil fire boiler.

A feature room of the property is the open plan farmhouse kitchen with sash windows which has a range of built-in base units to two sides with granite worktops and inset sink unit. The kitchen provides ample space for a dining table whilst still having room for a 'snug' sitting area around the fireplace with a cast iron wood burning stove.



The utility/boot room has an entrance direct from the courtyard and has a further range of high and low level storage units, Belfast sink, granite worktop, sash windows and solid oak floor.

The ground floor accommodation is completed by a second lounge with solid oak flooring which overlooks the side garden beyond. This second lounge also has twin French doors in addition to the sash windows and leads to an additional staircase to the first floor.

The main bedroom is positioned centrally within the property with all four bedrooms being generous double rooms creating the ideal family environment. All bedrooms have double glazed sash windows and radiators.

The main bathroom benefits from under floor heating and 'Sanitan' wash hand basin, low flush w/c with a roll top bath. The bathroom also has a separate walk-in shower with travertine tiles, traditional radiator style towel rail and sash window.



There is an additional shower room on the first floor with a 'Miller' 2 drawer vanity unit wash basin with 'Grohe' mixer taps, low flush 'Roka' w/c, 'Matki' shower, heated towel rail and sash window.

## To The Outside

The property is accessed directly off North Lane through a pillar and gated entrance onto a substantial block paved side driveway that provides off street parking for numerous vehicles.

Directly to the rear is a stone flagged courtyard which provides ample space for garden furniture, ideal for outside entertaining.

To either side are lawned gardens both of which are fully enclosed to all sides by hedge lined boundaries. There is a seconded gated access from North Lane and a detached double garage and additional brick built storerooms which provide outstanding external storage accommodation.

The property sits on a third of an acre and planning permission for further development may be possible. It is being offered for both vacant possession, has no onward chain and is certain to be of interest to both young and mature families alike.

An early inspection of the property is highly recommended

## Agents Note

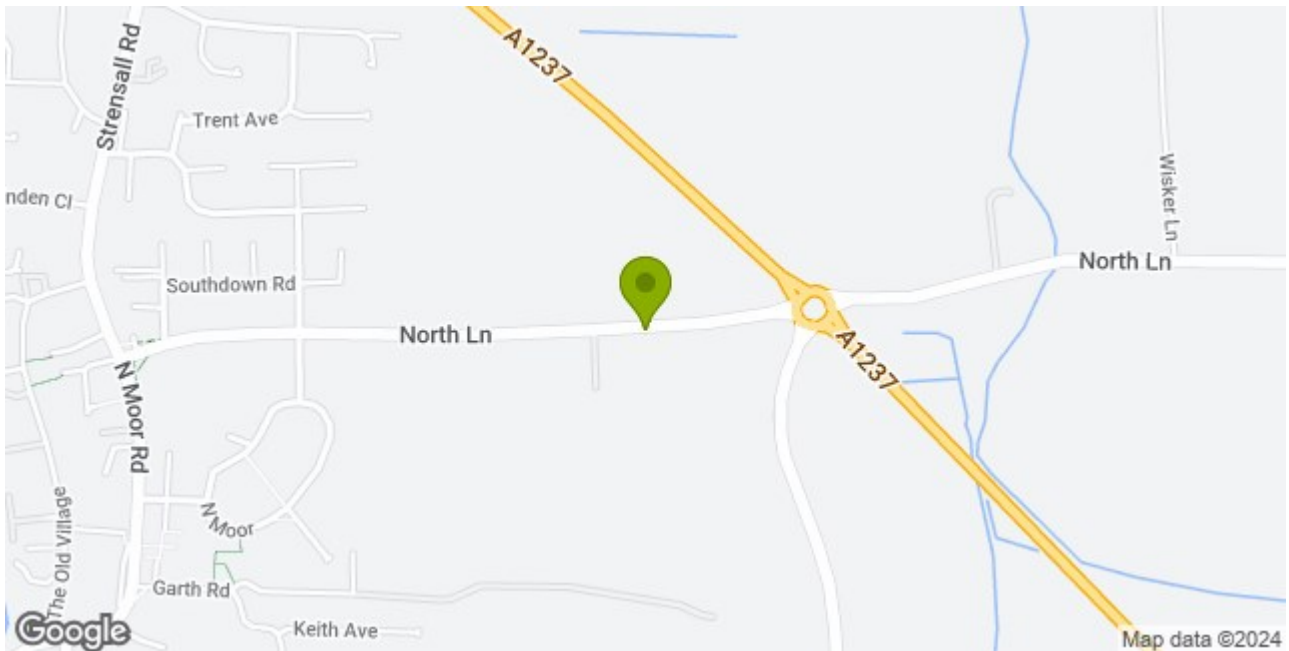
A historic planning application was previously approved to extend the property on the first floor to create a 5 bedroom dwelling.



North Lane, Huntington, York, YO32 9SU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2348 SQ FT / 218.13 SQ M - (Excluding Garage, Store & Workshop)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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