



## North Lane, Huntington, York Asking Price £1,195,000

\*\*\*\* STUNNING LIVING KITCHEN \*\*\*\*

A once in a generation opportunity for young and mature families to acquire the "White House", an architecturally designed and extended 5 bedroom detached house, situated on the outskirts of York with a finish which is simply to the highest specification.



## Foreword

A unique opportunity to acquire this meticulously upgraded and immaculately presented detached house providing one of the highest specification finishes of any property currently for sale in the greater York area.

Each room has been thoughtfully designed and furnished to create the ideal family environment.

With generous rear gardens and complemented by an external garden room and gymnasium, an inspection is strongly recommended to appreciate to true quality of the accommodation on offer.

## Accommodation

The property is entered at the front via the entrance hall which in turns leads through into the reception hall with a staircase leading to the first floor accommodation with built-in understairs storage cupboard.

Located off the hall, is a cinema room / lounge which has a wood burning stove set on a Granite hearth, in addition to French doors to both the side and rear elevations, and with an inset television stand.

There is a music room/study which overlooks the side patio with a built-in worktop, display shelving and radiator.

Without doubt, the feature room of the property is the comprehensively upgraded and significantly extended breakfast kitchen which has a bespoke range of handcrafted high and low level units, with Quartz worktops, and inset sink unit. The kitchen boasts as superior range of appliances, including twin ovens with combination oven and warming tray, a separate induction hob unit and built-in Fisher and Paykel dishwasher with secondary Siemens dishwasher.

The kitchen features a breakfast bar as well as ceiling down lighters and opens out into a superb snug/family area with back-to-back wooden burning stove and Granite hearth. The snug has been well thought out and designed, having a range of display units including a retractable television stand and ceiling down lighters.

At the rear is a spacious dining room with twin Velux roof lights and sliding patio doors overlooking the garden beyond.

Beyond the kitchen, is a kitchen matching utility room, previously converted from the garage having an additional range of high and low level storage cupboards and separate stainless steel sink unit and plumbing for a washing machine. There are front and rear access doors in addition to a double Velux roof light.

The ground floor accommodation is completed by a cloakroom which has a low flush w/c, and a wash hand basin which is set within a vanity surround. There is underfloor heating throughout most of the ground accommodation including the lounge, dining room, snug and cinema room.

To the first floor are 5 double bedrooms, all of which are serviced from the first floor landing which includes a loft hatch, linen cupboard and ceiling down lighters.

The property boasts a superb master bedroom suite with French doors and Juliette balcony overlooking the garden. There is a walk-in dressing area with a bank of 6 double fronted wardrobes, all of which are included within the sale. The master suite is completed with a luxury bathroom having inset Jacuzzi bath, matching circular wash hand basin and a w/c. There is a separate walk-in shower cubicle with waterfall shower attachment, display niche and full height tiled surround. The ensuite also features a heated chrome towel rail and ceiling down lighters.

The guest bedroom suite includes a re-fitted shower room which has a low flush w/c, bracketed wash hand basin and walk-in shower cubicle with full height tiled splashbacks. The guest suite also includes a heated towel rail and ceiling down lighters. Bedrooms 3 and 4 are ideal for teenage children, both boasting staircases with Mezzanine bed platforms with staircases, glass balustrade, and ample space for wardrobes and worktops. There is a 5th double bedroom, located at the rear of the property, and all 5 bedrooms are serviced by central heating radiators.

The internal accommodation is completed by a modern house bathroom having a low flush w/c, bracketed wash hand basin, inset bath and separate double fronted shower cubicle. The bathroom has a heated towel rail, ceiling down lighters and medicine cabinet and display shelving.

## To The Outside

The property is accessed from North Lane onto a substantial front hardstanding and driveway which provides off street parking for numerous vehicles. The driveway features a bank of mature screening trees adjoining the front boundary with raised herbaceous borders. There is outside lighting and gated access through into the rear.

The French doors from the cinema room lead out onto a secret decked garden with covered seating area, fishpond and outside lighting.

A full width decked patio runs across the rear elevation of the property and adjoins a further gravel hardstanding with raised bed and water feature. There is a bespoke garden room being open fronted and having a wood burning chimney with BBQ combined in addition to preparation units and display shelving.

The garden room steps out onto a further decked patio providing ample space for garden furniture.

There is a purpose-built gymnasium which again, overlooks the gardens with a decked frontage. The gymnasium is air conditioned and includes ceiling down lighters and a television aerial point.

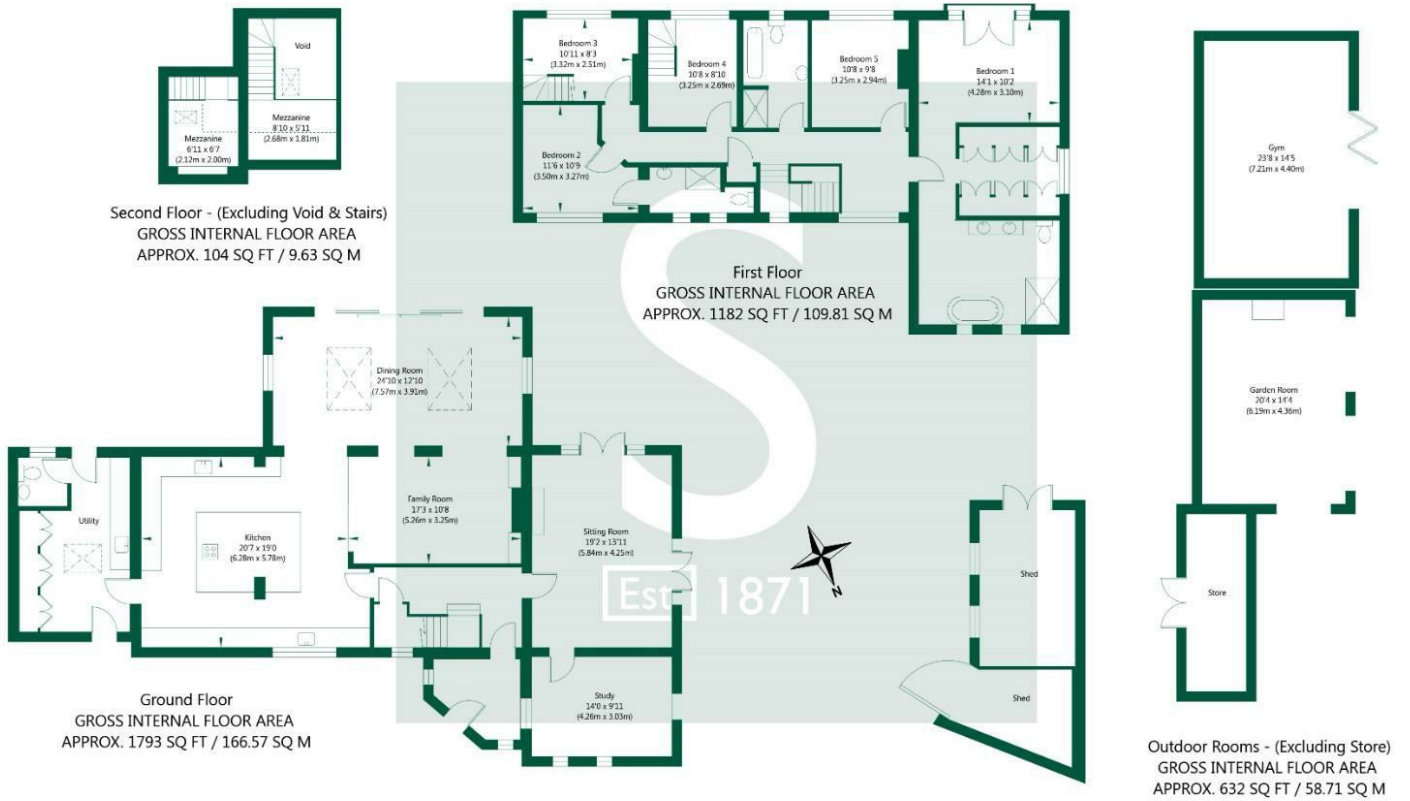
The property sits within generous gardens which are extensively laid to lawn stretching to approximately 150ft in length with surrounding herbaceous borders in addition to tree lined fenced and hedged boundaries.

The garden creates a superb family environment being both dog and child friendly.

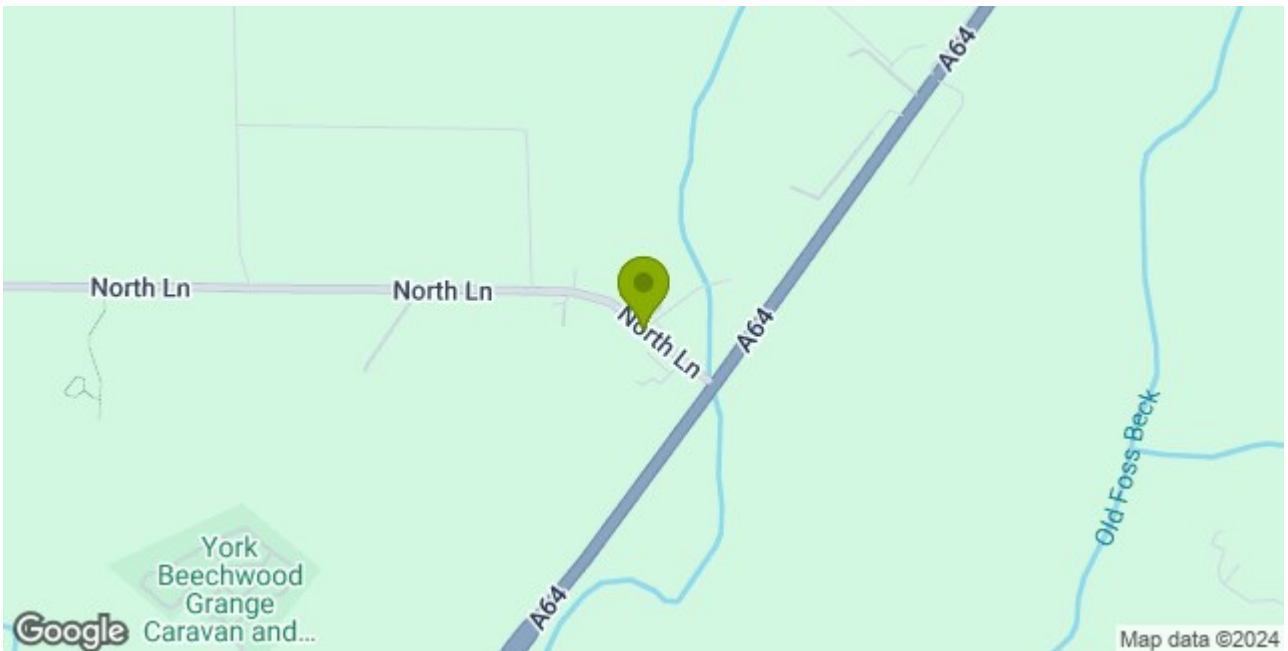
A feature range of timber built sheds are included within the sale, and the garden features a mature apple tree producing a new harvest as well as outside security and mood lighting.

There is no doubt that this property offers a very rare opportunity, and an early inspection is strongly recommended.

North Lane, Huntington, York, YO32 9SU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3711 SQ FT / 344.72 SQ M - (Excluding Sheds & Store)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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