



## Main Street, Holtby, York £675,000

A beautiful and extensively modernised detached residence sat on a generous plot with picture perfect views and offering spacious and flexible accommodation. Situated in a gorgeous village East of York, within easy access of the city centre.





Located in just a few miles east of York, Holtby is a charming and peaceful village offering the perfect blend of countryside living with easy access to city amenities. Surrounded by open farmland and scenic views, Holtby boasts a strong sense of community and historic character, with beautiful period homes and quiet lanes. Ideal for families and commuters alike, the village benefits from excellent transport links to York and the surrounding areas, while still providing a tranquil, rural lifestyle.

The property is entered at the side elevation into a welcoming entrance hall which in turn leads off to the ground floor living spaces. To the front of the home sits a stunning, cottage-feel living room with exposed brick chimney breast wall housing a wood burning stove, exposed wooden beams and a feature archway creating a wonderful sitting room to relax in and enjoy.



A second reception room, also boasting dual aspect and exposed beams, presents a lovely dining room in it's current form but has the potential to be knocked through into the kitchen to create a stunning open plan dining kitchen.

The kitchen itself sits to the rear of the home and comprises a range of cream cottage style fitted wall and base units, with tiled splashback and integrated appliances including Range-style cooker with extractor hood over, fridge/freezer and dishwasher. The kitchen has ample storage space and lovely features such as exposed beams and windows overlooking the rear garden, as well as a convenient utility room located just next door, with space and plumbing for additional appliances.



A further reception room currently provides a lovely family room but could alternately offer a flexible fourth bedroom. The ground floor accommodation is completed with a well-placed downstairs cloakroom, comprising a low flush WC and hand wash basin.

To the first floor of the property are three generously sized bedrooms and a family bathroom. The master suite offers a spacious double bedroom, with a dressing area and en-suite having low flush WC, hand wash basin and modern shower suite. Two further double bedrooms offer flexible sleeping accommodation having been modernised yet retaining gorgeous traditional features.

Completing the home is a modern family bathroom, comprising a shower, pedestal hand wash basin, low flush WC and free-standing claw foot bathtub.



Externally, the property sits on a generous plot with a large rear garden, mainly laid to lawn and with a range of outbuildings including sheds and a purpose-built garden office. The vendors have constructed a large garage which can be used for a variety of purposes beyond storing vehicles and benefits from having windows and a vaulted ceiling, currently used as a workshop for vehicle restoration. A double car port sits on the gravel driveway, allowing for ample off street car parking.

Tenure: Freehold

Services/Utilities: Mains Water, Electric, Drainage, Gas Central Heating

Broadband Coverage: Up to 80 Mbps download speed\*

EPC Rating: D - 61

Council Tax: E - City of York

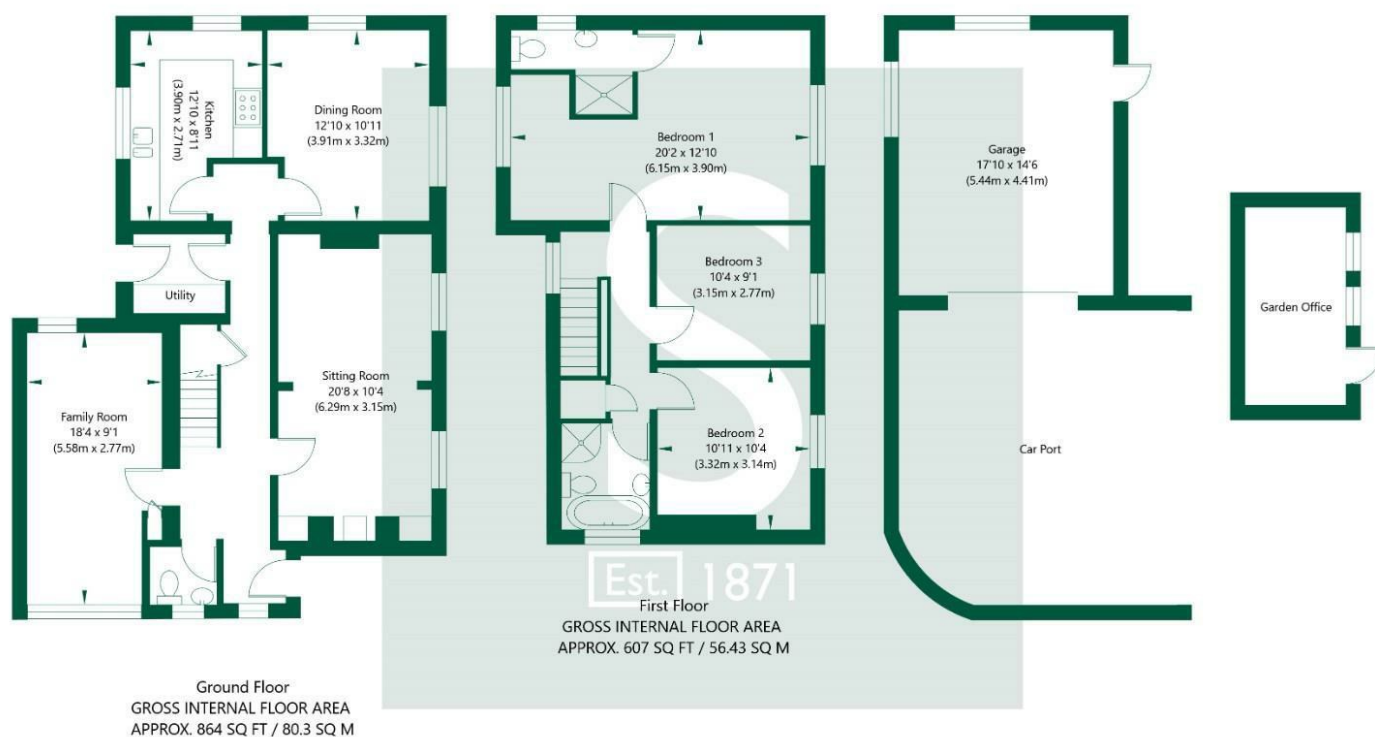
Current Planning Permission: No current planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

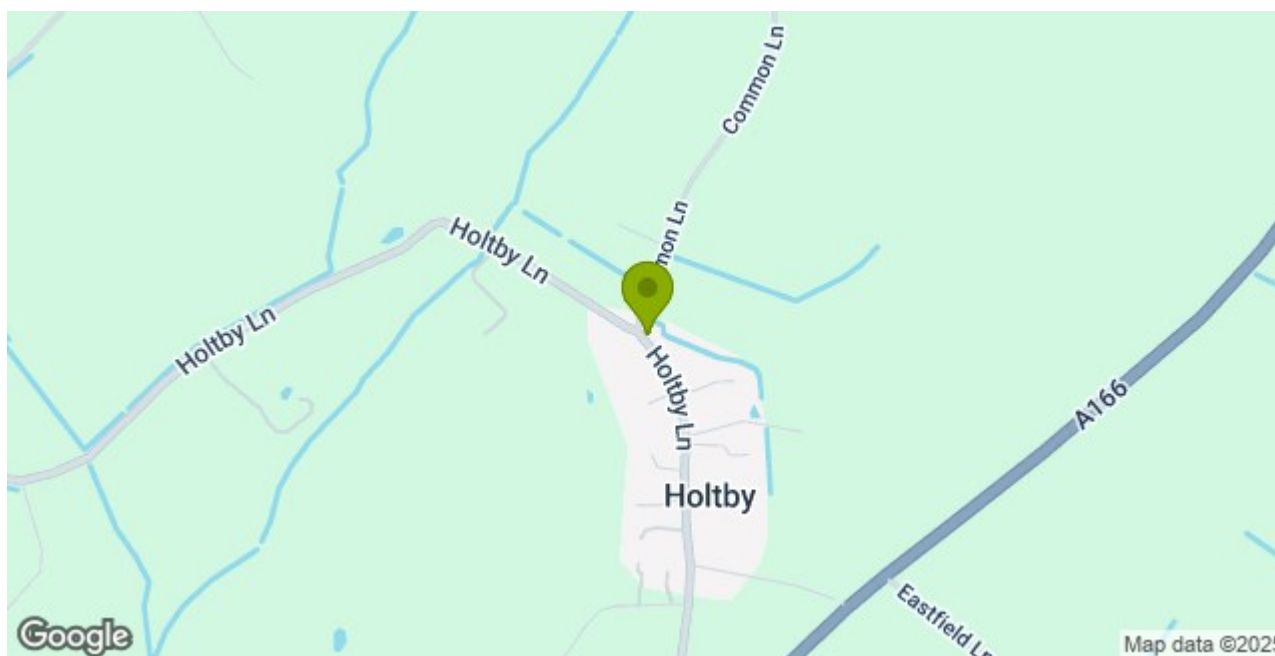
\*Download speeds vary by broadband providers so please check with them before purchasing.



Main Street, Holtby, York, YO19 5UD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1471 SQ FT / 136.73 SQ M - (Excluding Garage, Car Port and Garden Office)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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