



## The Old Barn, Whixley, York Asking Price £425,000

\*\*\*\* FEATURE LIVING KITCHEN \*\*\*\*

An idyllic 2 bedroom period conversion, set in this semi rural location with a high specification finish and a wealth of original period barn features.



## Accommodation

This contemporary barn conversion offers a stylish and well maintained two bedroom living accommodation, set back from the York to Harrogate Road and enjoying a stunning open sided rear aspect.

The property offers quick and easy access to the A1 motorway as well as the market towns of Boroughbridge, Knaresborough and the city of York. There is no doubt that this property is going to be of interest to young families and retirees and in turn an inspection is strongly recommended to appreciate the true quality of the accommodation on offer.



From the front courtyard there is a front entrance door which leads through into the stunning open plan living kitchen which is without doubt the feature room of the property. There is a contemporary range of built-in high and low level storage cupboards with granite worktops and an inset Belfast sink unit. There is an additional range of matching high level storage cupboards with granite splashbacks in addition to an overhang breakfast bar. Included within the kitchen is a built-in electric oven with separate induction hob unit with central suction extractor. There are built-in fridge and freezer units as well as an integrated dishwasher.



The property features an exposed beamed ceiling and has bi-fold doors to both the side and rear elevations which enjoys stunning open aspects.

The property benefits from underfloor heating and included within the sale is a cast iron wood burning stove.

Located off the kitchen is a utility room which has a kitchen matching set of high and low level storage cupboards with an additional granite worktop and stainless steel sink unit. The utility room has plumbing for a washing machine and space for a tumble dryer in addition to a loft hatch. The property features two spacious double bedrooms both of which feature an exposed beamed ceilings as well as ceiling downlighters and radiators.



The internal accommodation is completed by the modern house bathroom which has a low flush WC, wash hand basin and inset panelled bath with shower attachment. There are full height tiled splashbacks, recess ceiling downlighters, extractor fan and a heated towel rail.

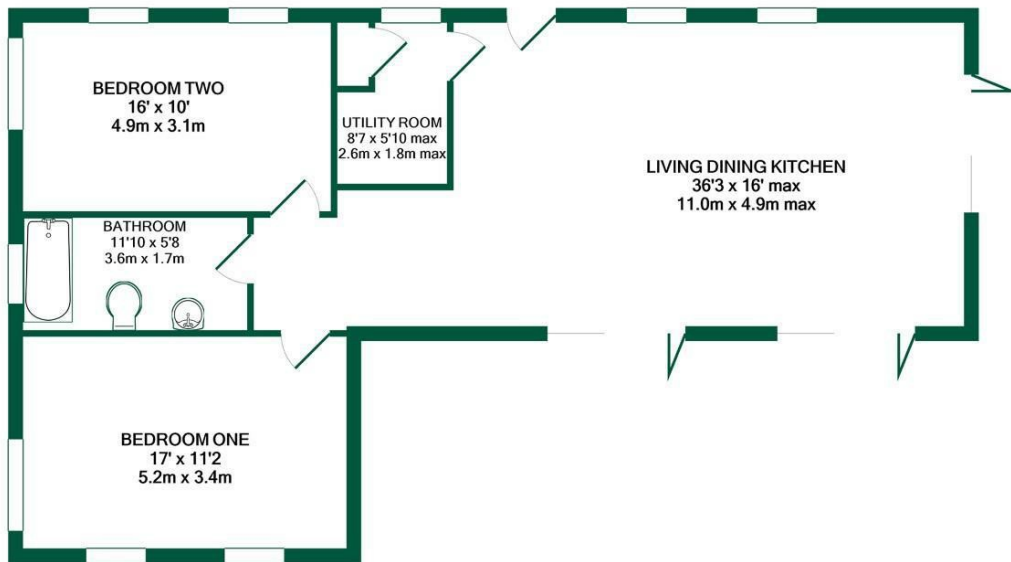
## To The Outside

The property is set back from the A59 York to Harrogate Road being accessed by an elevated private driveway which opens out onto a gravelled hardstanding which in turn leads through a gated access into the communal courtyard.

The property has allocated parking across the entirety of the front elevation of the property providing ample space for numerous motor vehicles.

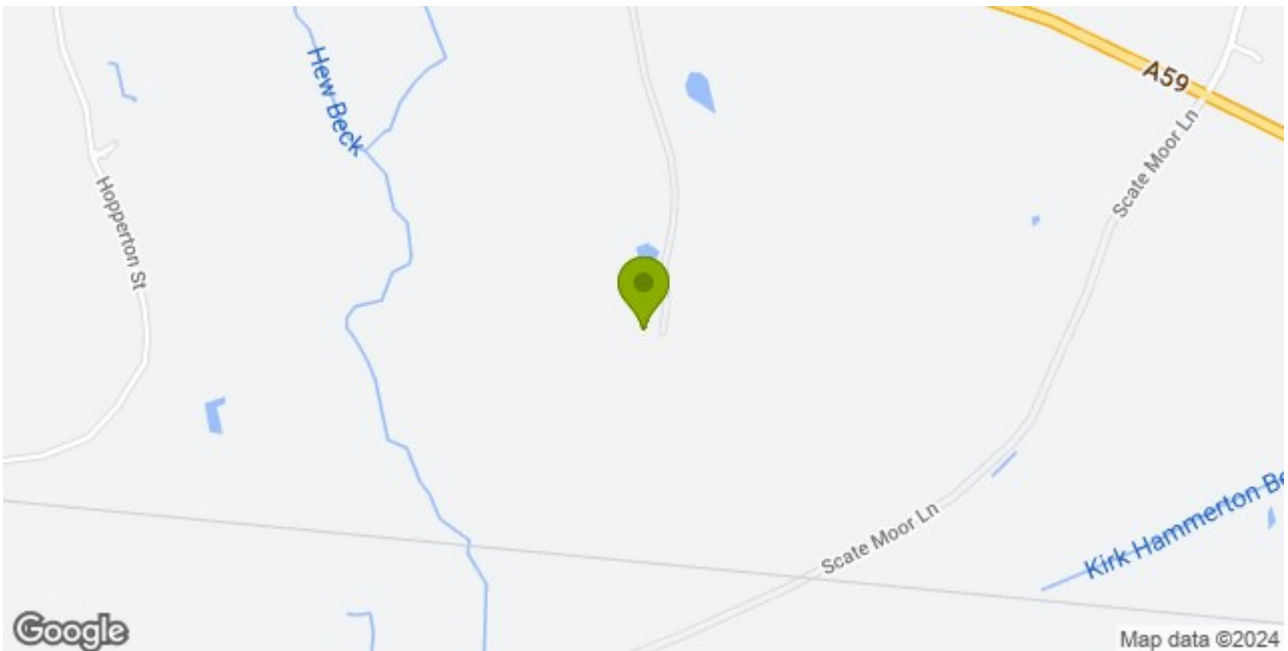
Adjoining the rear elevation is a flagged sun patio which steps out onto a gravelled hardstanding with a shaped garden beyond which is almost comprehensively laid to lawn. The rear garden is enclosed to all sides by fenced boundaries with a stunning open side and rear aspect.





TOTAL APPROX. FLOOR AREA 957 SQ.FT. (88.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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