

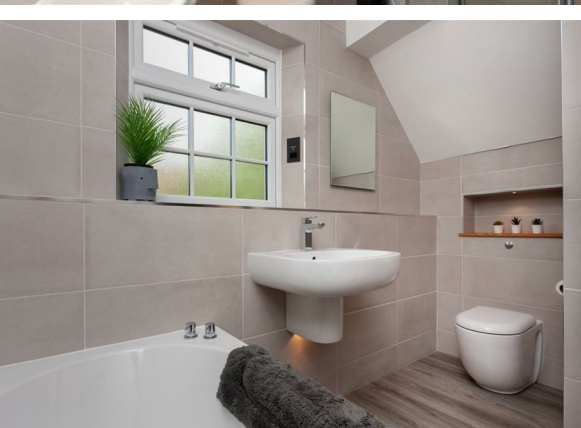
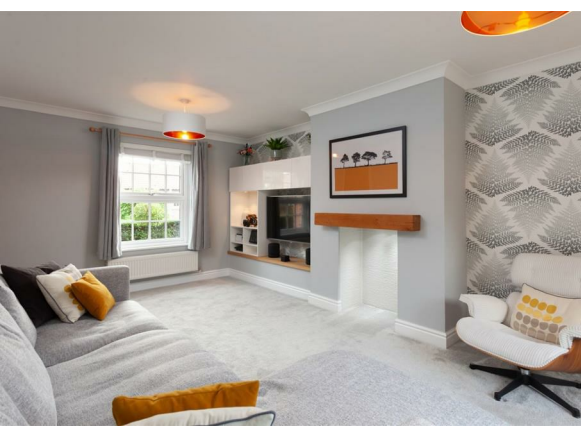


## Back Lane, Whixley Guide Price £550,000

A simply stunning 4 bedroom detached property enjoying an enviable cul-de-sac location on the rural fringes of Whixley and featuring a beautifully presented interior that includes 2 formal reception rooms, stylish dining kitchen and utility room, en-suite shower to the principal bedroom and a fabulous family bathroom complemented by an attached double garage and delightful gardens.

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## Inside

Originally built in 1999 and comprehensively upgraded by the current owners over the last 5 years, Mulberry Cottage provides a reception hall with cloakroom/wc, oak staircase and oak doors leading off into a 19'0" (5.79m) long dual aspect living room with feature fireplace and double doors opening out into the delightful rear garden. The stunning kitchen (2019) enjoys rear garden views and features oak worktops and a range of base and wall storage cupboards plus an oak topped peninsular with dining bar and further storage complemented by a boiling hot water tap and integrated appliances (Fisher Paykel touch control hob, eye-level NEFF oven, grill, microwave and warming drawer, dishwasher, fridge and freezer). Leading off the kitchen is a utility room with further storage and a walnut worktop plus the original formal dining room which is now used as a snug.

The first floor landing features further oak doors leading off into a principal bedroom with a luxurious en-suite shower room (2021), 3 further bedrooms and a stylish house bathroom.

Other internal features of note include LPG fired central heating system to radiators with Honeywell Evohome smart heating controls, double glazing, security alarm system and a drop down ladder off the landing allowing access up into boarded loft storage space with power and light connected.

## Outside

The property not only features a pretty front garden but also boasts a lawned side garden to the right which is currently open plan. A double width driveway provides parking and access into an attached double garage with power, light, loft storage space and the benefit of the security alarm system.

The delightful rear garden provides paved, shingled and decked pathways, lawn, summerhouse and well stocked flower and shrub borders.

## Energy Efficiency

The property's current energy rating is D (57) and has the potential to be improved to an EPC rating of C (69).

## Services

We have been informed by the Vendor that all mains services are connected to the property except mains gas.

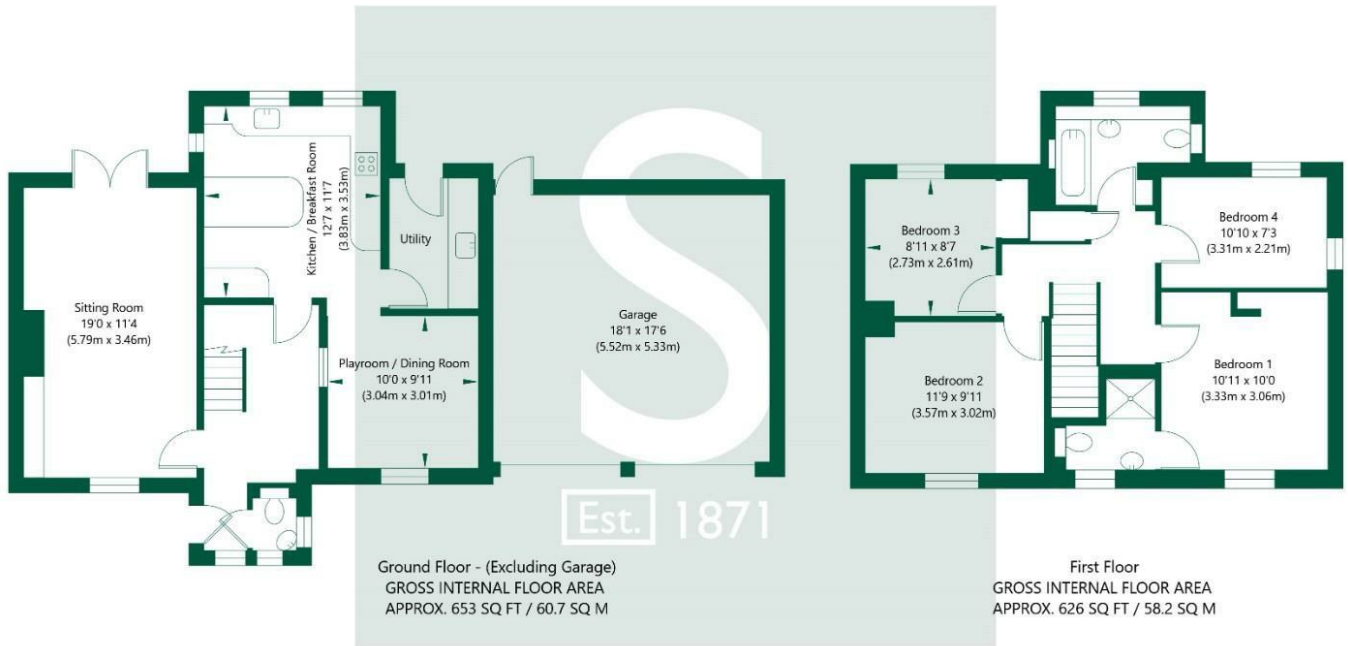
## Tenure

We have been informed by the Vendor that the property is freehold.

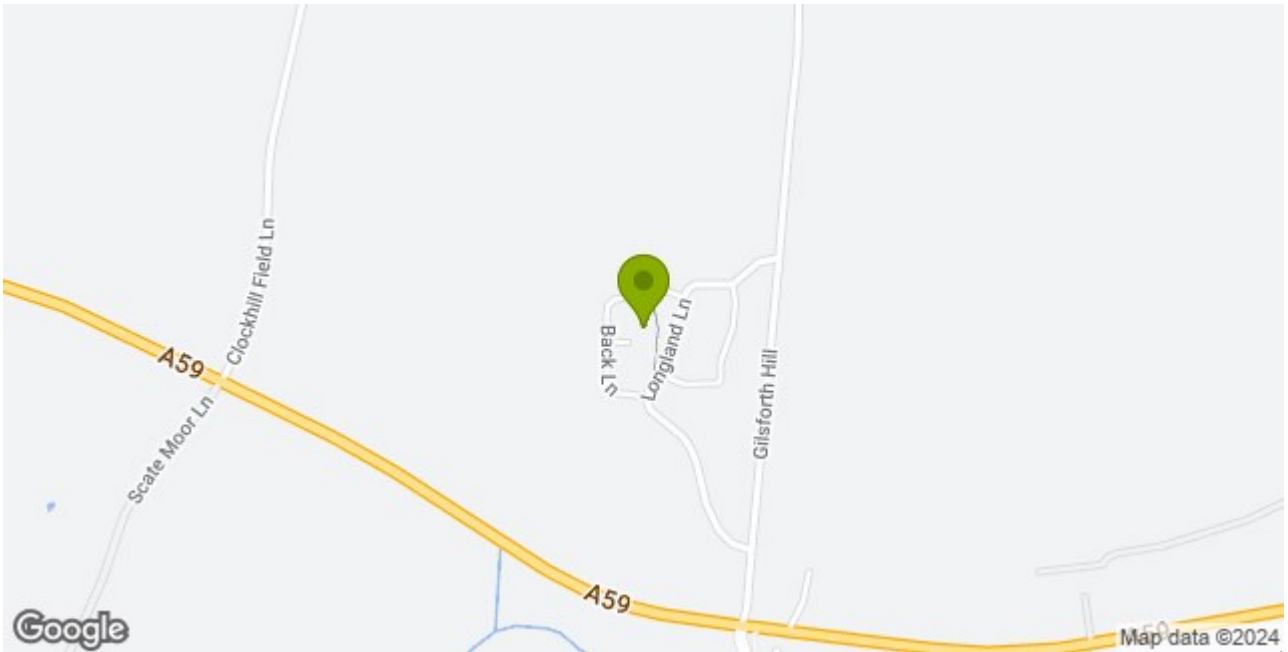
## Council Tax & Postcode

This property is within North Yorkshire Council and the tax band is F. The property's postcode is YO26 8BG.

Whixley, York, YO26 8BG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1279 SQ FT / 118.9 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Associates**

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