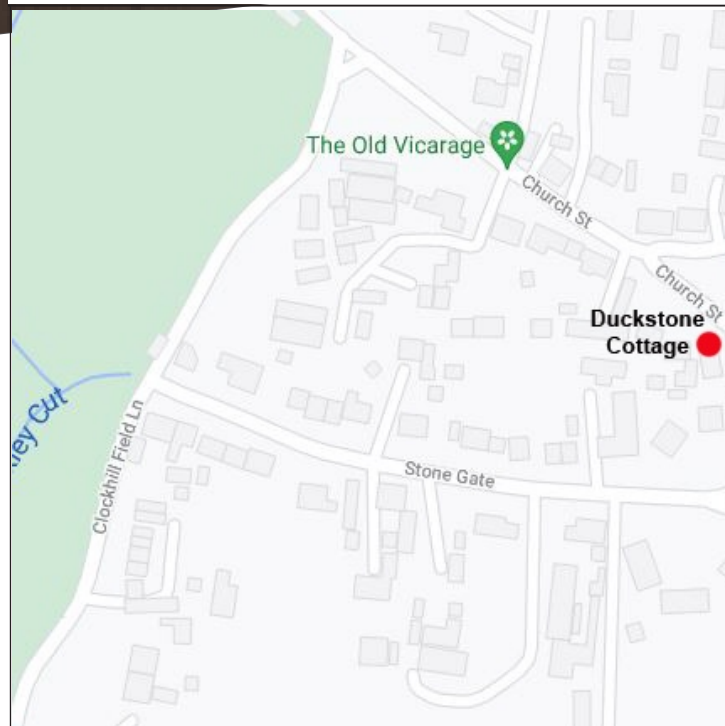
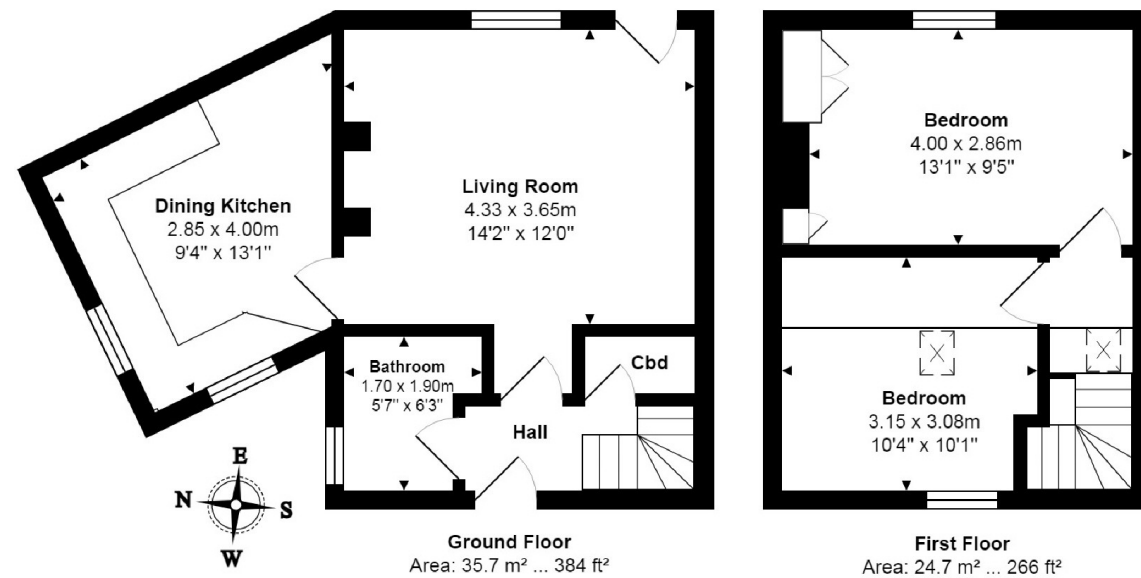


DUCKSTONE COTTAGE

HIGH STREET, WHIXLEY,

£280,000



Time to get to know the area
The property is located in the heart of the charming conservation village of Whixley which is conveniently located between Harrogate and York.

How to get there
Taking the A59 from Harrogate in the direction of York pass through Knaresborough and cross over the A1. Ignore the first turning signposted to Whixley and take the second turning into Station Road. Follow the road into the village to the crossroads turning left into the High Street where the property can be found on the left hand side just before the turning into Church Street.

Bus 3 minutes by foot	Main Roads A1M 2.8 miles	Train Cattal 1.5 miles	Airport LBA 20 miles



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Duckstone Cottage
High Street
Whixley
YO26 8AW

		
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Situated in the heart of this sought after village, Duckstone Cottage is an impressively presented, Grade II Listed property offering charming accommodation including two double bedrooms along with walled courtyard garden.

The cottage with security alarm system opens to a spacious living room with solid wooden flooring, exposed beamed ceiling and rustic brick fireplace housing a multi-fuel burning stove. Adjoining is a newly fitted hand made kitchen boasting shaker style units with integrated Neff and Bosch appliances, quartz work surfaces and heated Quarry tiled floor. To the rear elevation a rear hallway provides access to the stylish bathroom also with heated floor and contemporary fittings including over bath shower, and out to the enclosed courtyard garden revealing a York stone

flagged patio, log store and lockable storage outbuildings. To the first floor both bedrooms are well-proportioned doubles, both with hand made built in wardrobes.

Facilities within the village include a church, village hall, village shop and a public house. There is easy access to the A1M (3 miles) which links into the national motorway network. Cattel railway station is approximately 1 mile away providing regular services throughout the day to Harrogate and the mainline stations at Leeds and York. Leeds Bradford International Airport is a mere twenty five minute drive away.



Fixtures & Fittings	Services	Rating Authority	Tenure	EPC Rating
Furnishings are not part of the sale and must be considered and negotiated separately.	Mains electricity water and drainage are connected to the property. Heating electric.	Harrogate Borough Council Band B	Freehold	E