

Mark Stephenson's

ESTATE & LETTING AGENTS



The Pines Flaxton, York, YO60 7RT

£595,000

- Set in approx 0.4 acres
- Chain free sale
- Generous parking
- Versatile layout
- Discreet position
- Updating required
- Separate cottage
- Sought after village
- Delightful grounds

The Pines , York YO60 7RT

Detached village house discreetly tucked away off a private lane from the village Main Street in grounds of approx 0.4 acres together with detached separate cottage making the ideal annexe or holiday let. Generous main house with four bedrooms and versatile living space, lots of parking, large garage, oil fired centrally heated, offered for sale with no onward chain, highly regarded village location just off the A64.



Council Tax Band: E



LOCATION

Flaxton is a popular village conveniently located for the A64 offering excellent road links west and east. The City of York is also within easy reach with a mainline rail service to London in just under 2 hours. Sandburn Hall Hotel and Golf Club is a stones throw away together with other local amenities. Other attractions such as Castle Howard, the Howardian Hills, Yorkshire Wolds and North Yorkshire Moors are also easily accessible.

COUNCIL TAX

Band E

SERVICES

Mains supply of water and electricity. Oil fired central heating systems independent in the main house and Blue Tit Cottage each with recently replaced boilers. Septic tank drainage.

ENTRANCE HALL

STUDY

Side window, radiator, cupboard housing oil fired boiler.

SITTING ROOM

Open fire, two side facing windows, two radiators, recessed French doors and windows onto the gardens.

DINING ROOM

Bay rear window, radiator.

INNER HALLWAY

Stairs leading to the first floor, radiator.

KITCHEN

Rear and side facing windows, rear entrance door, fitted range of units, radiator.

UTILITY ROOM

Base and wall cupboards, front window and door.

CLOAKS/WC

Two piece suite, radiator.

BEDROOM 1

Front window, radiator.

BATHROOM

Accessed both from the inner hallway and bedroom one having a matching four piece suite and separate shower cubicle. Front window and radiator.

LANDING

Built in cupboards. door into a w/c.

BEDROOM 2

Side window and radiator.

BEDROOM 3

Front and rear dormer windows, vanity sink unit, shower cubicle, radiator.

BEDROOM 4

Separately accessed from a second staircase with front and rear velux style windows, radiator.

BLUE TIT COTTAGE

Standing detached from the main house providing an ideal unit for separate occupation by family and perfect for holiday letting we feel. Briefly comprising;

DINING KITCHEN

Well fitted range of units, front window and door, radiator.

SITTING ROOM

Front and side facing windows, two radiators. Internal lift to the first floor.

BEDROOM

Front and rear velux style windows, side window, radiator.

BATHROOM

Front and rear velux style windows, three piece suite, radiator.

OUTSIDE

The gardens and overall grounds are a particular feature we feel enjoying excellent privacy discreetly tucked away off a private drive from the village Main Street. In all approx 0.4 acres of extremely well tended and mature gardens in long established boundaries with well stocked borders, lawns, large pond, summer house, green houses and garden store. Approached via a gravelled drive through private gates to an area of ample parking and access to;

GARAGE

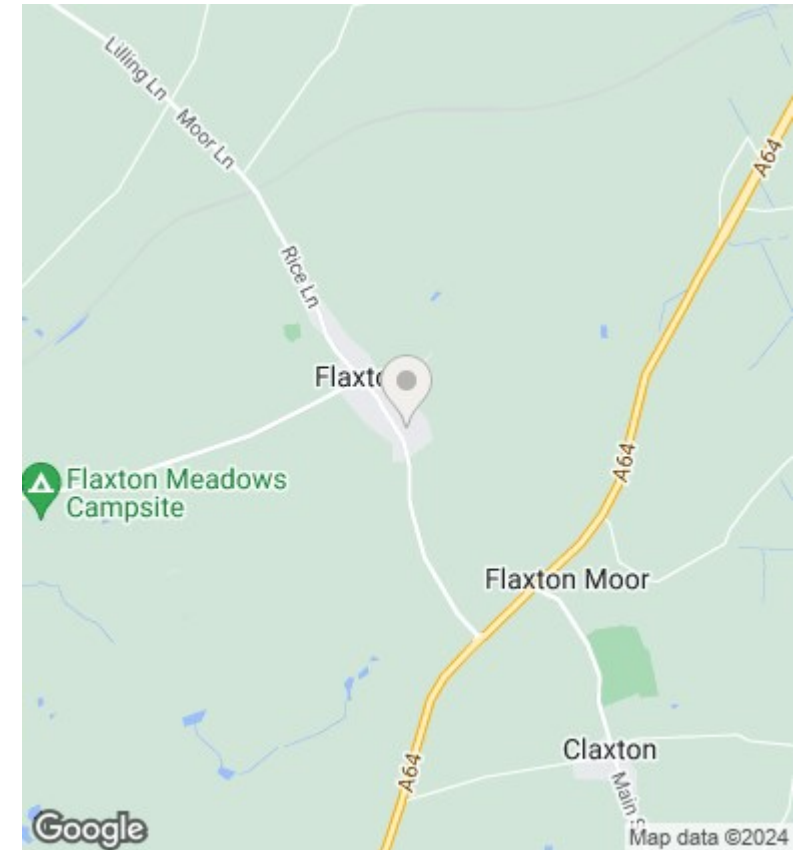
Generous size with power and lighting and roller type remote (internally operated only) door. Side door also.







SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2022



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	