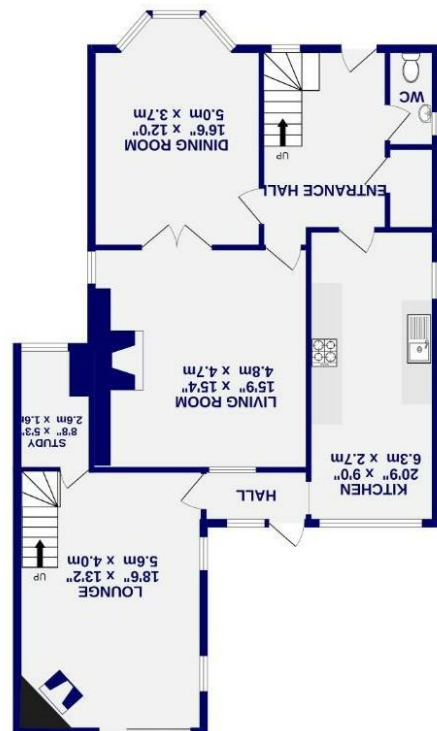


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the property on behalf of the vendor.

Common Lane Warthill, York YO19 5XW

Freehold
Council Tax Band - F

- Substantial Detached Home
- Sought After Village Setting
- Six Bedrooms
- Three Bathrooms
- Extended To The Rear
- Double Garage
- Generous Plot Of Half An Acre
- EPC - D



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that the purchaser will verify the measurements of rooms and any other areas and will be responsible to obtain for any other measurements or requirements. The plan is for illustrative purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection and appliances shown have not been tested and no guarantee is given as to their condition. Plans made with Metrepro, 2012.



Common Lane

Warthill, York

YO19 5XW

£875,000



Located within the tranquil setting of Warthill, along the tree-lined lane of Common Lane, is this deceptively large detached house offering six bedrooms and three bathrooms. Extended over the years, the current layout offers potential to create a self contained annex, or a large open plan area on the ground floor (subject to the relevant planning permissions). This ideal property is set on a generous plot of approximately half an acre and benefitting from a large garden to the rear.

Warthill is less than six miles to the east of York, conveniently placed for access to the city centre, York Train station as well as the A64 for travel further afield. An ideal setting for any family, this property is also within catchment of the well renowned Huntington Secondary School.

Internally this wonderful property offers a wide entrance hallway with one of two staircases leading up to the first floor. Set to the right are two spacious reception rooms, with the front room benefitting from a deep bay window which allows light to flood through, whilst offering lovely views out to the front lawn. French doors lead into the second reception room which offers a central fireplace. The kitchen is located towards the rear of the property and comprises an array of storage by way of multiple wall and base units, as well as integrated appliances and a seating area. Heading through to the extended part of the property, there is a second hallway leading from the kitchen into the third reception room which boasts windows on multiple aspects and a wood burning stove. A convenient study area is located off this room, as well as the second staircase up to the first floor.

