

Common Lane

Warthill, York

YO19 5XW

£875,000

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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.

