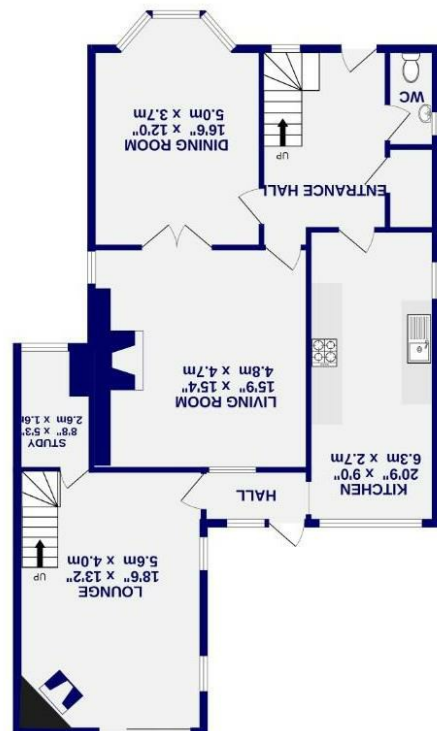


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 areas, measurements, floor plans or distances referred to 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 statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to 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



GROUND FLOOR (98.1 sq.m.) approx.



1ST FLOOR (91.7 sq.m.) approx.

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 accuracy of the floorplan, measurements of rooms and any other areas and will be responsible to obtain the appropriate professional advice. The purchaser's attention is drawn to the fact that the floorplan and any other areas shown have not been measured and no guarantee as to their accuracy. Measurements are given in metres and feet. All dimensions are to the internal face of walls and doors. The purchaser is advised to check the accuracy of the floorplan and any other areas shown before entering into any contract relating to the property.



Common Lane  
Warthill, York  
YO19 5XW

£835,000

 6  3

Located within the tranquil setting of Warthill with village primary school and easy commuting to York City Centre, is this deceptively large detached house offering six bedrooms and three bathrooms. Extended over the years, the current flexible 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 benefits from a large contained garden to the rear.

Warthill is under 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 and there is also Warthill C of E Primary 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.

