



## Warthill, York £845,000

A skillfully extended and comprehensively upgraded detached family house located in the heart of this picturesque village and set on an outstanding plot with generous front and rear gardens.



### Foreword

A skilfully, extended and comprehensively upgraded 5 bedroom detached house set in the heart of Warthill which is certain to be of interest to young and mature families alike.

The property is situated within short travelling distance of both the A64 York to Scarborough Road as well as the A1079 Hull Road. The property has been skilfully adapted and sits within an outstanding plot with generous front and rear gardens creating the ideal family environment.

### Accommodation

The property is entered from the front into a spacious reception hall with turn staircase leading to the first floor accommodation with spindle balustrade and hand rail. There is a single radiator and built-in under stairs storage cupboard.

There is a downstairs cloakroom having a modern low flush W.C. and bracketed wash hand basin with tiled splashbacks and heated towel rail.

Located at the front of the house is a spacious lounge having a solid fuel burning cast iron stove set on a Quarry tiled hearth. There is a bay window to the front elevation in addition to a television aerial point, bespoke wood panelling to a feature wall and ceiling down lighters.

Without doubt the feature room of the property is the stunning open plan living kitchen, which has a modern range of built-in base units with Quartz worktops and inset sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the sale, is a built-in Bosch electric oven and grill with separate 5 point Bosch induction hob unit with extractor fan. The kitchen includes a built-in dishwasher and space for an American style fridge freezer unit.

The living kitchen has bifold doors leading out onto the garden beyond, and includes 3 double glazed Velux roof lights. There is ample space for both living and dining within the kitchen.

Converted from the original garage is a superb dining room with dual front and rear aspects, including a bay window to the front elevation. The dining room also houses the Valiant gas fired central heating boiler.

Located off the kitchen, and completing the downstairs accommodation, is a separate utility room which has a range of low level storage cupboards with laminated worktops and inset stainless steel sink unit. The utility room provides plumbing for a washing machine and space for a tumble dryer and includes a hanging rail and shoe shelf. A stable style door gives access out onto the rear gardens.

The first floor landing services the entirety of the first floor accommodation and has a loft hatch with drop down ladder. The landing also houses the airing cupboard with pressurised hot water cylinder.

The master bedroom is a superb double room having a built-in bed surround with floor to ceiling wardrobes, twin radiators, ceiling down lighters and dual aspect windows.

Another feature room of the property is the ensuite bathroom, which has a contemporary 3 piece suite comprising of a low flush W.C., wash hand basin and inset bath with hand held shower attachment. There is a separate walk-in shower cubicle with full height tiled splashbacks as well as 2 heated chrome towel rails, tiled flooring and ceiling down lighters.

Located on the first floor are 4 additional double bedrooms, one of which has been adapted as a work from home office. All 4 additional bedrooms benefit from double glazed windows and radiators.

Finally, there is a modern house bathroom having a refitted Victorian style suite comprising of a low flush W.C., pedestal wash hand basin and roll top bath. There is a separate double fronted shower cubicle with full height tiled splashbacks, and the bathroom benefits from a heated towel rail and radiator, ceiling down lighters and extractor fan.

### To The Outside

The property is situated in the heart of Warthill being accessed directly off Common Road through a pillared entrance onto a substantial front gravelled hardstanding with turning bay which provides off street parking for numerous vehicles.

The property's rear garden is laid to lawn with herbaceous side border and enjoys fenced and hedge lined boundaries.

The property's rear garden stretches to approximately 50m in length, and being superbly landscaped and maintained. Running full width across the rear elevation is a substantial flagged patio, with covered pergola which runs out from the breakfast kitchen, an ideal space for outside entertaining.

Beyond the patio is a purpose built basketball court with basketball ring and backboard, which is available to purchase by separate negotiation. The remaining area of garden is laid to lawn, with herbaceous side borders in addition to surrounding fenced and tree lined boundaries. A timber built summer house, green house and children's tree house, are all included within the sale.

Finally, there is a hardstanding adjoining the side elevation with a timber garage which provides very useful additional outside storage.

### Agents Note

The property harvests rain water from the house and the garage which feeds a pop up irrigation system to both the front and rear lawns.

In addition, the property has solar panels and a backup battery which can power the property for 36 hours in the event of a power cut. This includes the external car charging point.

More detailed information is available from the selling agents.

### Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband: Download speed 1800 Mbps

EPC Rating: B - 87

Council Tax: F - North Yorkshire Council

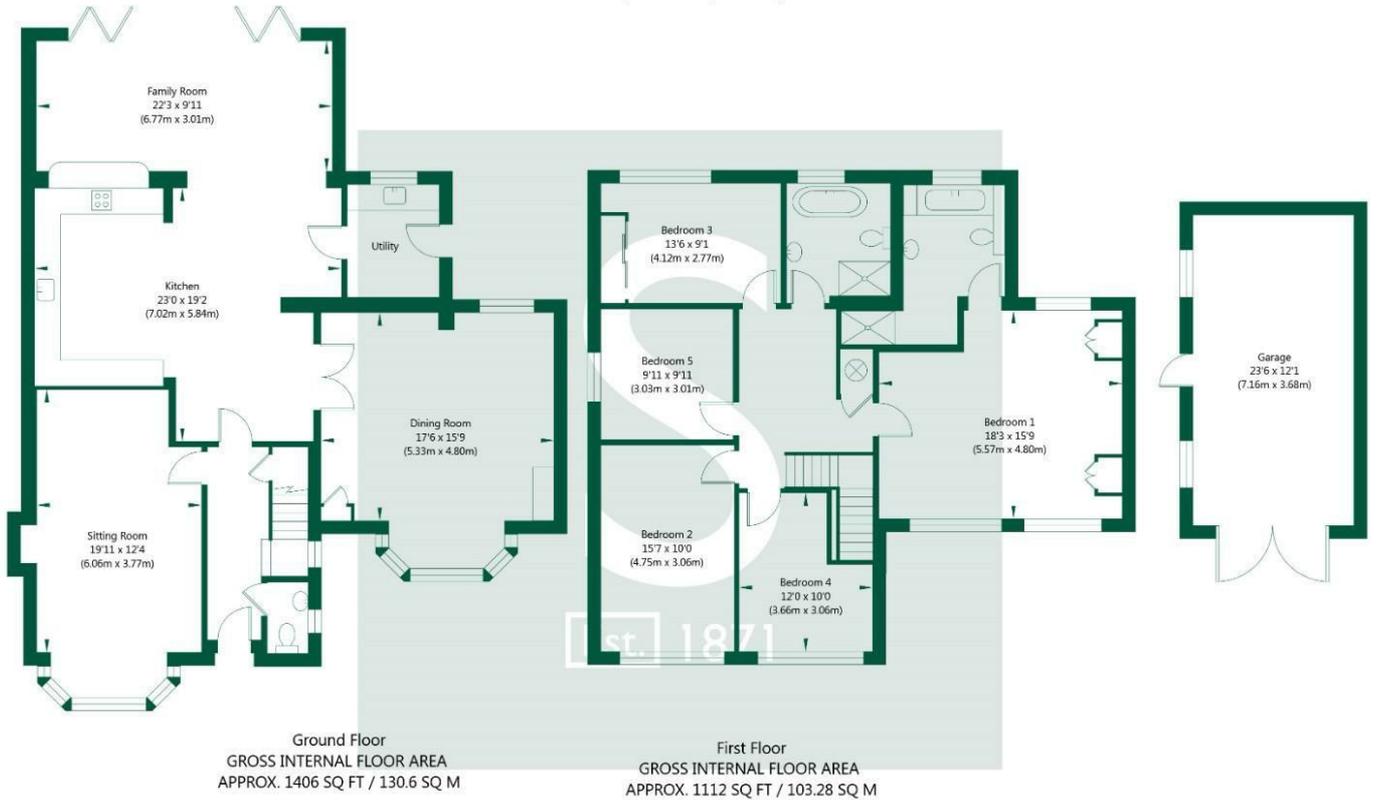
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.



Common Lane, Wartill, York, YO19 5XW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2518 SQ FT / 233.88 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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