



Harton, York Asking Price £475,000

A skilfully extended and comprehensively upgraded detached home boasting spacious and flexible three bedroomed living accommodation with attached single garage. The property occupies a choice position on the edge of this most sought after village, and benefits further from landscaped front and rear gardens, as well as a superb open side and rear aspect.



Accommodation

Situated within the heart of this most sought-after village location, is an immaculately presented and comprehensively updated, modern detached home offering ideal accommodation for families and couples featuring a stunning open rear and side aspect. The property offers quick and easy access to the A64 York to Scarborough Road in addition to the city centre of York, York Outer Ring Road and the business centres of Yorkshire.

Internally, the property is entered via a composite front entrance door into a reception hall with tiled flooring, integral garage access and radiator.

One of the feature rooms of the property is the modern dining kitchen located at the front having a stylish range of solid ash built-in base units, with Butcher's block worktops and inset ceramic sink unit. There is an additional range of matching high level storage cupboards in addition to a floor mounted five point Rangemaster Classic cooker with extractor canopy. The kitchen also provides ample space for a dining table and benefits from a radiator and recessed ceiling down lighters. There is an open plan living and dining room being south facing with dual aspect, in addition to a feature multi fuel burning stove set on a stone hearth. The living room provides ample space for a dining table and benefits from a television aerial point and two double radiators.

Located off the living room is a third double bedroom which has the flexibility of being used as an office/study/playroom. French doors lead out onto the rear garden in addition to a double radiator.

An inner hall located off the kitchen services two further double bedrooms, including the main bedroom which is positioned at the rear and an aspect across the open countryside.

Bedroom two has an open side aspect and also benefits from a radiator.

The property boasts a refitted house bathroom, having a contemporary suite comprising of a low flush W.C., wash hand basin and inset panelled bath. There is a separate walk-in corner shower cubicle with full height tiled splashback. The bathroom benefits further from a heated chrome towel rail and radiator.

The internal accommodation is completed by a utility room and W.C., which has an additional range of high and low level storage cupboards with L shape worktop and sink unit. There is plumbing for a washing machine as well as space for a fridge freezer unit. An archway leads through into a cloakroom which has a low flush toilet and wash hand basin with tiled splashbacks. Both the utility room and cloakroom have tiled flooring.

To The Outside

The property is accessed off a gravelled driveway through a gated entrance onto a substantial front hardstanding and turning bay which provides off street parking for numerous vehicles.

The driveway in turn accesses the attached single garage with remote activated roller shutter garage door with light and power. The garage has been extended to create significant extra storage/work area with potential for conversion, and houses the oil fired central heating boiler and offers garden access to the rear.

Adjoining the garage is a further gravelled hardstanding area ideal for housing a caravan/motorhome.

The property's gardens have been expertly manicured and landscaped over many years. The property's front garden is laid to lawn with raised herbaceous front and side borders in addition to fenced and hedge lined boundaries.

The property's side garden is laid to lawn and adjoining the rear elevation is a flagged patio ideal for outside entertaining.

The property's rear garden is also set to lawn and has an adjoining concrete patio with greenhouse and wood store, both of which are included within the sale.

The property's rear garden is enclosed by fenced boundaries and most notably, the property features a stunning rear, front, and side aspect across open countryside.

The property represents a very rare opportunity, and an inspection of both the internal and external accommodation are strongly recommended.

Property Information

Tenure: Freehold

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

Broadband Coverage: Up to 1800* Mbps download speed

EPC Rating: D

Council Tax: E - North Yorkshire Council

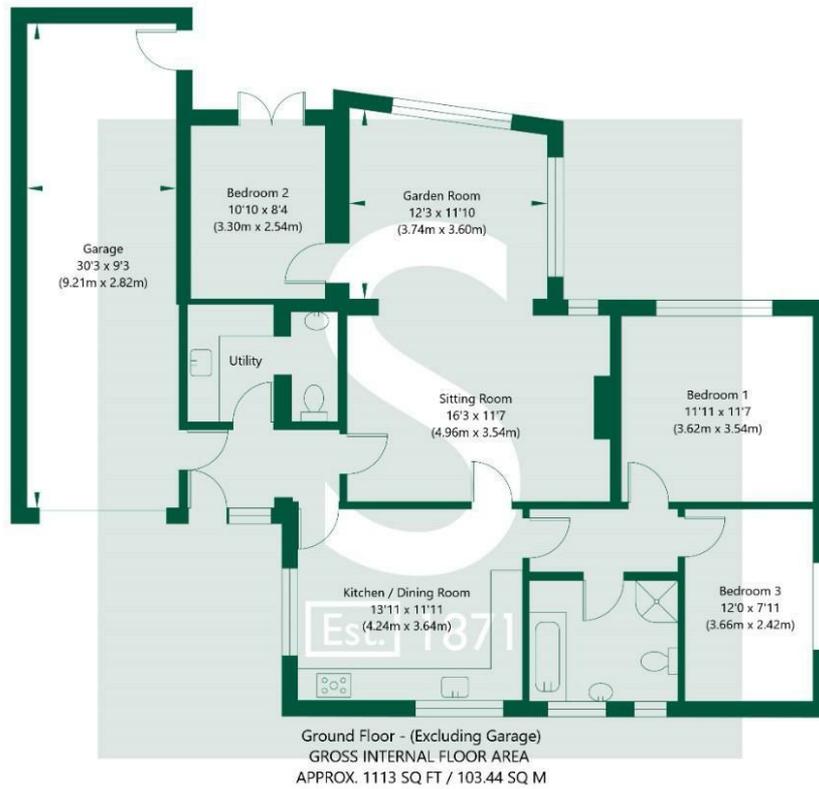
Current Planning Permission: No current valid planning permissions

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.



Harton, York, YO60 7NP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1113 SQ FT / 103.44 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2025



Stephensons

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg dip MRICS
 O J Newby MNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)

Associates

N Lawrence

