

46 GILSFORTH LANE

Whixley, York



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Detached house in an attractive edge of village setting with large gardens between York and Harrogate

Boroughbridge 7 miles • York 11 miles • Harrogate 11 miles • Leeds 23 miles

Entrance and staircase hall • cloakroom wc • 2 reception rooms • kitchen/dining/living room • utility room

4 bedrooms • 3 bathrooms (1 en suite)

Double garage • off-street parking

Extensive mature gardens

In all 0.26 acres

For Sale Freehold

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ESTABLISHED 1992

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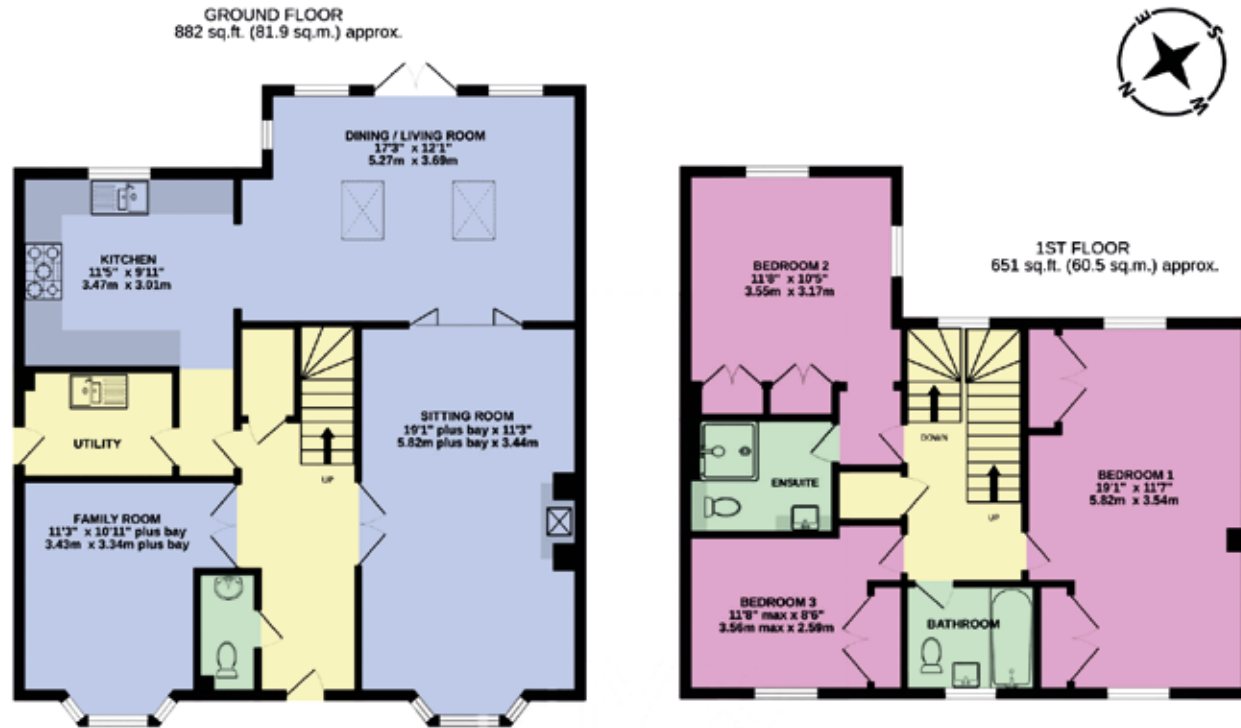
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46 Gilsforth Lane, Whixley, York YO26 8BF

Approximate Gross Internal Floor Area

1855 SQ FT / 172.3 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



2ND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



Energy Efficiency Rating

Very energy efficient - lower running costs

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

City

Country

Coast

This handsome double-fronted house, built circa 2000, occupies a superb corner position behind a deep green verge, with uninterrupted views over open countryside. The generous plot extends to a quarter of an acre and features well-established wraparound gardens that are notable for their privacy.

The well-planned family accommodation includes a light-filled kitchen/dining/living room that spans the rear of the house with doors opening southwards onto the garden. The property is complemented by a detached double garage and ample off-street parking.

- Detached house in a premium position
- Approximately 1900 sq ft arranged over 3 floors
- Generous ¼-acre plot with mature gardens
- Off-street parking for up to 4 vehicles
- Fabulous country views from upper floors
- Close to Cattan railway station - Leeds-Harrogate-York line
- Rapid road access to A1(M), Leeds and Harrogate



Tenure: Freehold

EPC Rating: E

Council Tax Band: G

Services & Systems: Mains electricity, water and drainage. LPG central heating.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



This attractive residence combines classic double-fronted design with bay windows and generously proportioned rooms. Orientated south-east to north-west, tall windows frame the private gardens at the rear, which border open countryside. Thoughtful storage solutions include an understairs cloaks cupboard, first-floor walk-in store, fitted wardrobes in all bedrooms, and eaves storage.

The double-fronted layout positions the principal rooms on either side of a spacious hallway, with upper-floor landings providing easy movement through the home. Extra-wide doorways and mellow floorboards extend across the ground floor, enhancing the natural flow between rooms and creating ideal spaces for family gatherings. Both the family room and sitting room both feature deep bays, filling the spaces with natural light and providing open views to the front. A multi-fuel burning stove

adds an attractive focal point in the sitting room.

At the rear, the kitchen/dining/living room spans the full width of the house, bathed in natural light from tall windows, French doors, and two skylights, with electric underfloor heating. The fitted kitchen is equipped with a Rangemaster cooker, integrated appliances and a garden-view window above the sink.

A turning staircase with a half-landing window leads to a central first-floor landing, giving access to three large bedrooms and two bathrooms. The principal bedroom is double-aspect and spans the full depth of the property, offering far-reaching views. A further double bedroom, also double aspect, benefits from an en suite shower room.

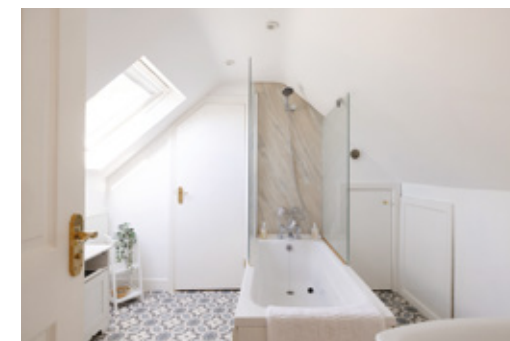


The second floor includes an additional bedroom suite with built-in storage, a southerly aspect, and a three-piece bathroom.

Outside

A five-bar gate, framed by a timber fence and hedge, opens onto a gravelled driveway running alongside the property, leading to the detached double garage and providing off-street parking for up to four vehicles. The garage, with a steeply pitched roof, is equipped with power and lighting.

At the front, the landscaped gardens mirror the symmetry of the house, featuring topiarised shrubs and a central York stone path flanked by box hedging.





The rear garden wraps around the south and east of the property, with sweeping lawns, mature shrubs, flower beds, and planted borders. Well-established sycamore and flowering cherry trees are complemented by a variety of productive fruit trees, including apple, pear, and apricot, alongside towering pine trees underplanted with bulbs. The gardens are enclosed by high timber fencing lined with hedgerows and borders, offering both privacy and tranquility.



Environs

No. 46 is positioned on the edge of a highly regarded estate just outside the village of Whixley. This charming rural village is well served with local amenities, including a village shop, The Anchor public house, village hall, and church. Recreational facilities include playing fields and a cricket club, and a regular bus service connects to Cattal railway station (less than a mile away) for links to York, Harrogate, and Leeds.

For families, primary education is available in neighbouring villages with a range of state and independent schools also within easy reach. The nearby A59, just half a mile away, provides swift access to York to the east, Harrogate to the west, and the A1(M) motorway for broader commuting options.

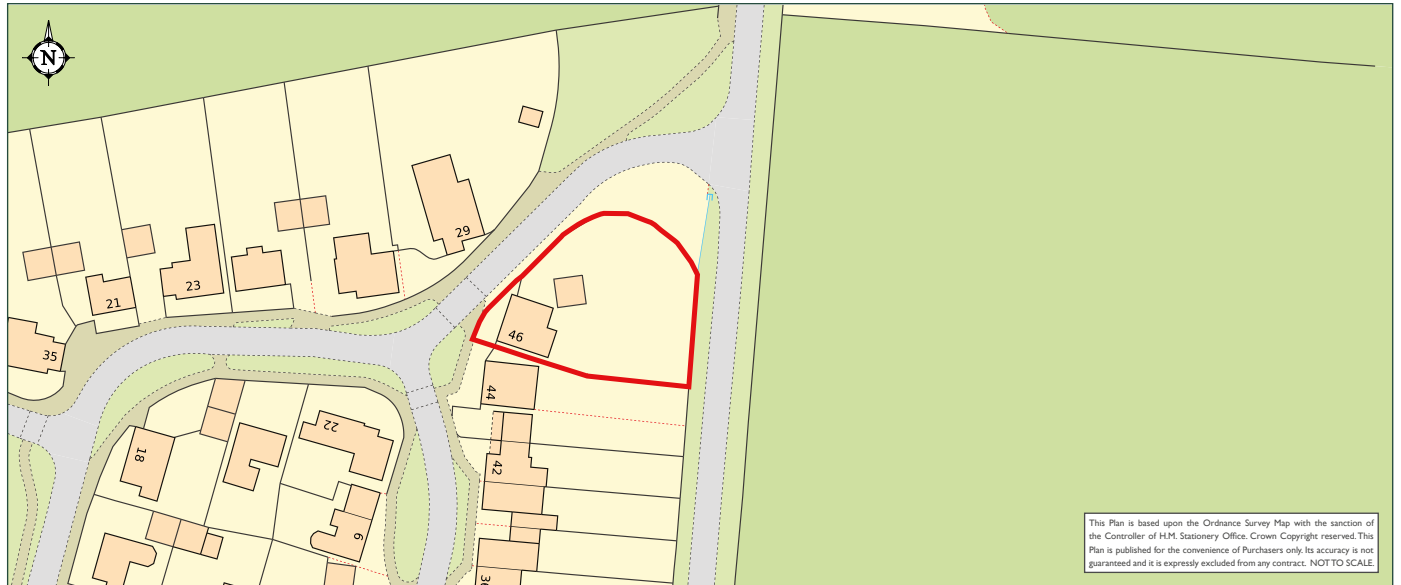
Directions

No. 46 lies half a mile north of the A59. From the A59, take Station Road, signposted Whixley and then take the second turning signposted Longland Lane. No. 46 Gilsforth Lane is the first house on the left.

What3words: ///looks.womanly.though

Viewing

Strictly by appointment.



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