



The Cobbles, Whixley, York, YO26 8EY

- Larger-Than-Average Two-Bedroom Semi-Detached Home
- Large Dining Room And Modern Kitchen
- Prime Village Setting Between York, Harrogate And Leeds
- No Onward Chain For A Smooth, Fast Move
- Off-Street Parking Via Shared Driveway
- Council Tax Band D

£250,000



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DESCRIPTION

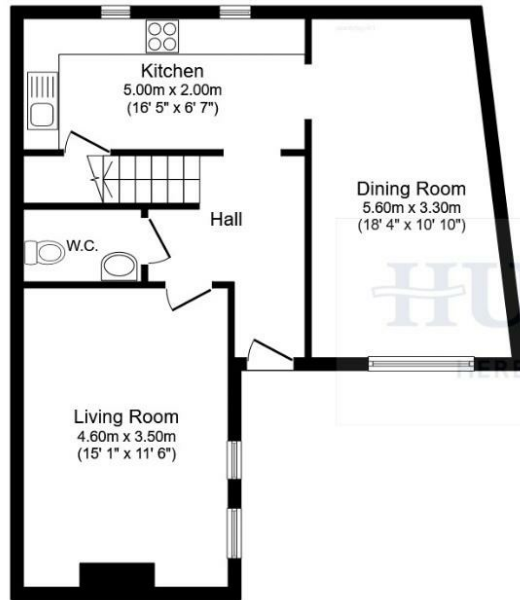
This beautifully presented and larger-than-average two-bedroom semi-detached home sits in the highly sought-after village of Whixley and is offered for sale with no onward chain. The property opens into a welcoming hallway that leads through to a bright, comfortable living room with a feature fireplace. To the rear is a large dining room, an impressive and versatile space ideal for entertaining, family gatherings or home working, complemented by a modern fitted kitchen with excellent storage and integrated appliances.

Upstairs, the generous proportions continue with two double bedrooms, each benefiting from its own en-suite, offering a level of privacy and convenience rarely found in homes of this size. Externally, the property enjoys a neat paved frontage and off-street parking via a shared driveway for one vehicle, creating a practical, low-maintenance setup.

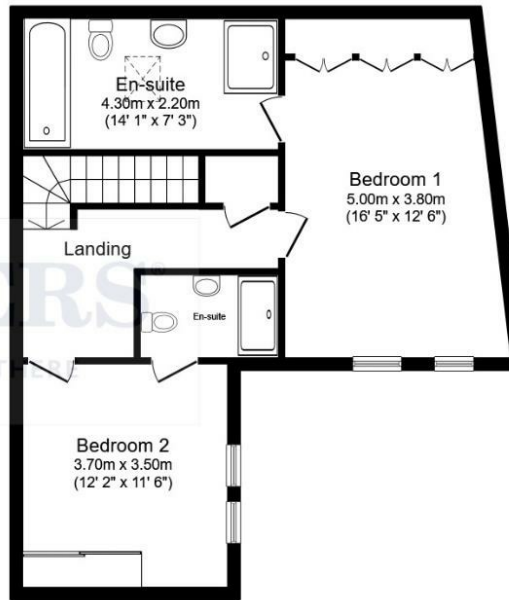
Whixley remains one of North Yorkshire's most desirable villages, perfectly positioned between York, Harrogate and Leeds on the key corridor that borders the Golden Triangle. The village offers an exceptional blend of amenities and rural charm, including a well-stocked convenience store, a popular village pub, beautiful cricket grounds, and elevated countryside views that give the area its distinctive sense of space. On the edge of the village sits the Grade II listed historic church, a striking landmark that reflects Whixley's deep heritage and long-established community. With effortless access to the A59 and A1(M), scenic walking routes and the convenience of Cattal railway station for direct trains to Leeds and York, Whixley delivers many of the lifestyle benefits associated with the Golden Triangle, without the premium price tag.







Ground Floor



First Floor

Total floor area 116.1 m² (1,249 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

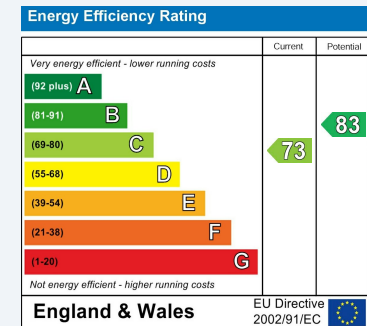
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.