



Warthill, York

Asking Price £875,000

A unique opportunity set in the heart of the village of Warthill is this modern detached home which has been immaculately maintained and improved over many years and set within stunning gardens with open rear aspect.



Foreword

Set on an incredible plot which stretches to approximately 150m in length, and offering flexible, 4, 5 or even 6 bedroom living accommodation, is this substantial detached home which has been comprehensively upgraded and maintained and offering in excess of 2,500 sqft.

The property is positioned within the heart of this much sought-after village to the east of York, which offers quick and easy access to both the city centre as well as the A64 York to Leeds Road.

The property is certain to be of interest to young and mature families, and retirees.

Accommodation

Internally, the property is entered at the front into a reception porch with tiled flooring and double glazed integral door which leads through into the reception hall beyond.

The reception hall features engineered oak flooring, as well as a double fronted wardrobe with hanging rail and shelving.

The principal reception room is a spacious, L shaped lounge with dual aspect in addition to a radiator and television aerial point.

The living room leads through into a separate dining room with French doors to the rear elevation looking out across the garden beyond. The dining room also includes a radiator.

One of the feature rooms of the property is, without doubt, the central breakfast kitchen which is positioned within the heart of the property and enjoys a stylish range of built-in base units to 3 sides with Butcher's block worktops and inset Belfast sink unit. There is an additional range of matching high level storage and display cupboards with central serving island, breakfast bar and Travertine tiled splashbacks. The Kitchen hosts a 5 point Rangemaster cooker with brushed stainless steel extractor canopy, integrated Smeg dishwasher and plumbing for an American style fridge freezer unit. There is feature tiled flooring throughout, a double radiator and recess ceiling down lighters.

The kitchen leads through into a breakfast room, with a continuation of the tiled flooring in addition to a radiator and French doors leading out onto the rear patio.

To the rear of the house is a games room, ideal for children, which includes an ensuite shower room with low flush W.C., wash hand basin and walk-in corner shower cubicle. The games room has French doors to the rear elevation as well as twin radiators and television aerial point.

Crucially, for those who work from home, there is a designated office accessed from both the breakfast room and entrance hall, which has an ensuite shower room, low flush W.C., wash hand basin and walk-in shower cubicle with full height tiled surround.

The master bedroom suite is a substantial double room with built-in wardrobe and radiator. There is a feature ensuite bathroom having a low flush W.C., pedestal wash hand basin and roll top claw foot bath in addition to laminated flooring and heated towel rail.

At the front of the property are 3 further generous double bedrooms, all of which benefit from uPVC framed double glazed casement windows and radiators.

The internal accommodation is completed by a modern house bathroom which has a low flush W.C., pedestal wash hand basin and claw foot roll top bath with full height tiled surround.

The internal accommodation benefits from double glazing and central heating throughout and has been immaculately maintained by the current vendors.

To The Outside

The property occupies an enviable position within the heart of Warthill being set back approximately 150 ft and having a front, winding driveway which opens out at the front of the property and provides off street parking for numerous vehicles in addition to an electric car charging point.

The property's front garden is extensively laid to lawn with a number of planted shrubs and mature trees.

Directly to the front of the property is a substantial flagged patio which continues down the side of the property and runs full width across the rear elevation providing ample space for garden furniture.

Without doubt one of the features of Thornfield, is its remarkable rear garden which stretches to almost 200 ft in length, being extensively laid to lawn and creating the ideal family environment.

The rear garden is fully enclosed to all sides by hedged and fenced boundaries with a number of mature trees and a superb aspect to the rear crossover fields.

A timber-built garden shed is included within the sale and an outside water tap is located off the elevation.

The property represents a very rare opportunity within the housing market in York, and an early inspection is strongly recommended to appreciate the true quality of both the internal and external accommodation on offer.

Property Information

Tenure: Freehold

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

Broadband Coverage: Up to 1800* Mbps download speed

EPC Rating: C

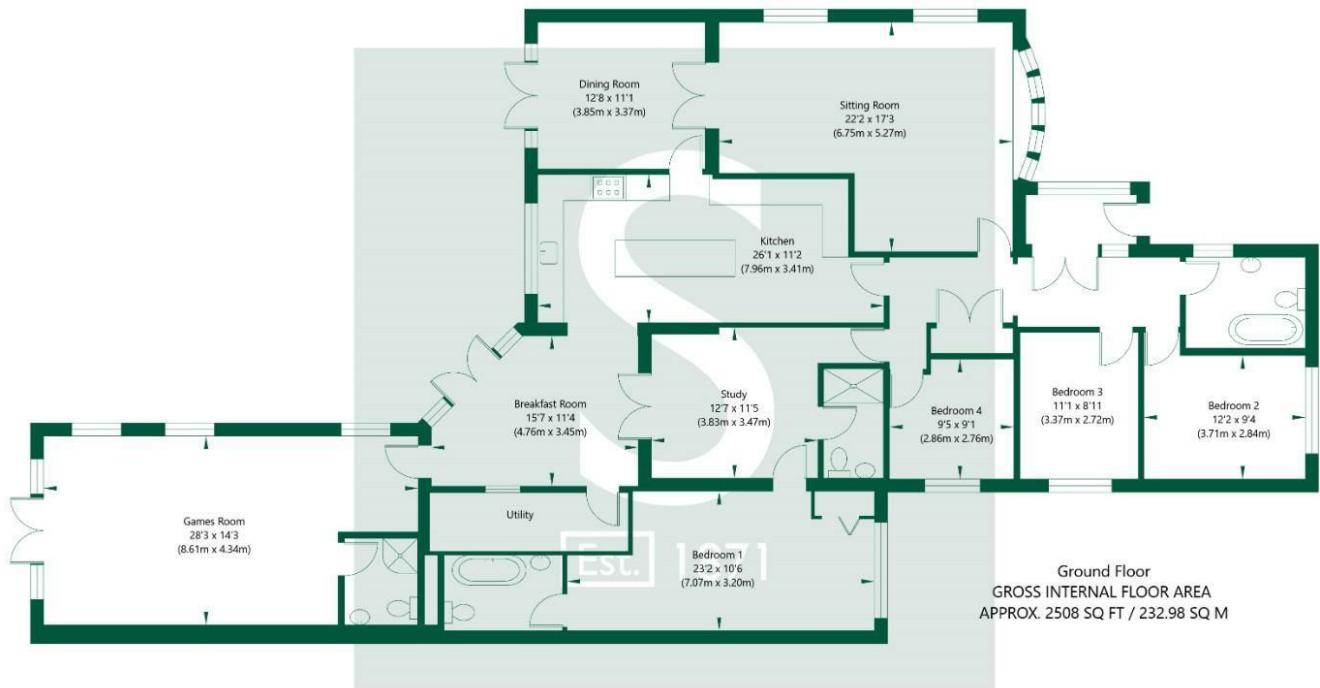
Council Tax: G

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2508 SQ FT / 232.98 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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