



Gilsforth Lane, Whixley

£290,000

**Stephensons**  
estate agents & chartered surveyors

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# S

Gilsforth Lane,  
York YO26 8BF

Est. 1871

£290,000

A deceptively spacious mid-terrace home within this highly sort-after village location. The property sits on a fabulous position on a tree line street and benefits from three well-proportioned bedrooms and good sized living accommodation.

The property is accessed via a UPVC door into the entrance hall.

The kitchen is located off the entrance hall and towards the front of the property. There are a combination of base and wall storage units with laminate preparation surfaces incorporating a 1 & 1/2 stainless steel sink with drying area. There is an integrated Indesit electric oven and four ring AEG electric hob as well as space for a freestanding fridge/freezer and washing machine.

The sitting room is spacious in size with a feature electric fireplace with granite hearth and painted timber surround. There is also a useful understairs storage cupboard.

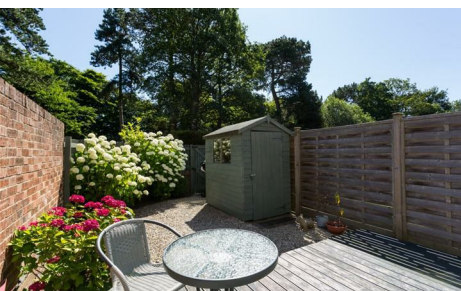
Double doors from the sitting room lead into a good-sized conservatory which has pleasant views of the rear garden and French doors leading out to it.

From the entrance hallway, stairs lead up to the first floor landing, which is set across two levels.



Tenure: Freehold  
Services/Utilities: Electricity, Water and Sewerage are understood to be connected, the property is heated via electric heaters.  
Broadband Coverage: Up to 76\* Mbps download speed  
Council Tax: D - North Yorkshire Council  
EPC: D (60)  
Current Planning Permission: No current valid planning permissions

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



The property has three well-proportioned bedrooms with bedroom one being a spacious double. All three bedrooms come with fitted storage cupboards/wardrobes.

The house bathroom comprises a three-piece suite including bathtub with showerhead over and tiled splashbacks, WC, wash hand basin and heated towel rail.

To the outside the property has an enclosed rear garden which has a mixture of walled and timber fenced boundaries. Immediately to the rear of the property is a timber decked area ideal for entertaining guests which leads onto a low maintenance gravel space with well-kept borders. There is also a timber shed ideal for storage.

There is a further small front garden with stepped access to the entrance door.

The property has two allocated parking spaces found through the archway and at the end of the shared driveway.

It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

## Partners:

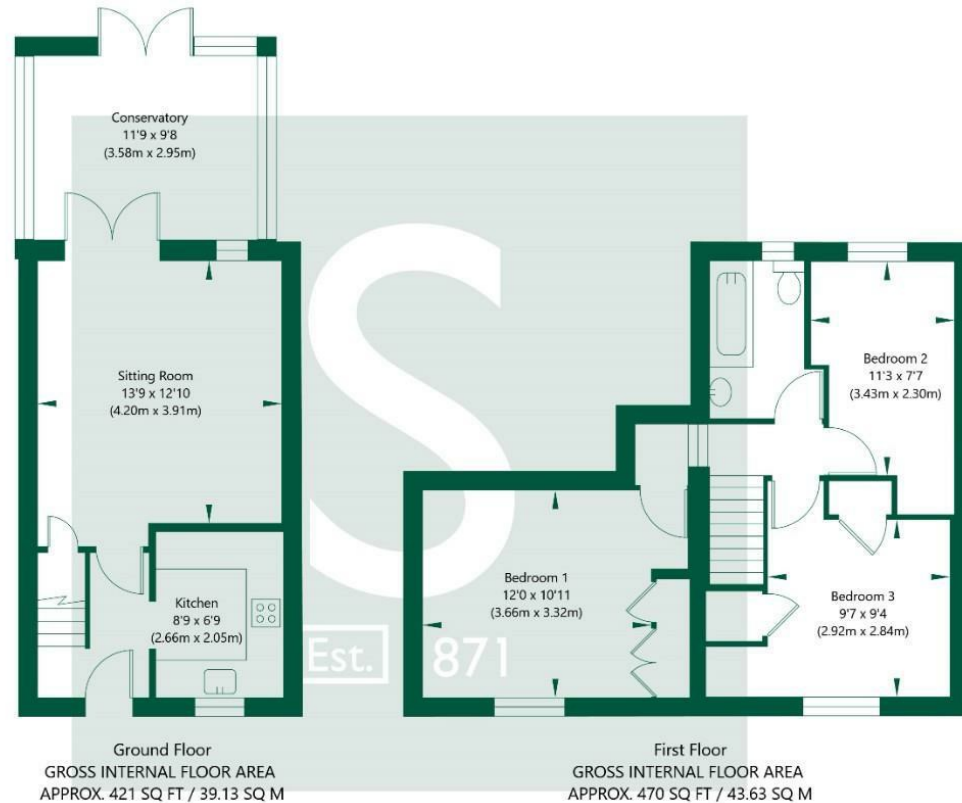
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## Gilsforth Lane, Whixley, YO26 8BF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 891 SQ FT / 82.76 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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