



Gilsforth Lane, Whixley, North Yorkshire, YO26 8BF

- Fully Electric Home with Efficient Running Costs
- Private Mature Rear Garden
- Excellent Links to York, Leeds & Harrogate
- Three Spacious Bedrooms
- Two Allocated Parking Spaces
- EPC - D / Council tax - D

Asking Price £289,000



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DESCRIPTION

This well-presented three-bedroom home offers spacious and versatile accommodation throughout, with the added benefit of being fully electric, helping to provide a more streamlined approach to household running costs.

To the front of the property, the welcoming entrance leads into the spacious lounge. The lounge features an attractive electric focal fireplace, useful storage cupboard and double doors opening directly into the conservatory.

The conservatory is a particularly versatile addition to the home, with a brick-built lower section, windows overlooking the garden and patio doors providing direct access outside. Currently used as a dining room, this light and flexible space could easily be adapted to suit a variety of needs, whether as a dining area, additional sitting room, home office or entertaining space.

The kitchen is positioned to the front of the property and features a range of wall and base units in contrasting colours, integrated oven and hob, space for a freestanding fridge and freezer, and a front-facing window providing plenty of natural light.

Upstairs, there are three bedrooms, including an impressive principal bedroom to the front. This exceptionally spacious room benefits from a built-in triple wardrobe, while additional boarded loft access provides useful storage space. The loft area is currently boarded but does not have electrics.

The second bedroom is another generous double and features built-in wardrobes and cupboards with a hanging rail. It is currently arranged as a home office but offers plenty of flexibility as a bedroom.

The third bedroom is a good-sized single with built-in storage and enjoys a pleasant outlook over the rear garden.

The family bathroom comprises a bath with shower over, wash basin set within a vanity unit, WC and heated towel rail.

Outside, the private rear garden is a real highlight. The garden is enclosed by a brick wall to one side and fencing to the other, providing ultimate privacy, with mature plants creating a lovely established feel. There is a generous decking area and patio, providing excellent space for outdoor dining and entertaining, together with a shed which will remain with the property.

To the rear, the property also benefits from two parking spaces, providing convenient off-road parking.

The property is ideally positioned for commuters, with excellent links to York, Leeds and Harrogate, making it a fantastic choice for those needing easy access to surrounding towns and cities.

With its spacious accommodation, versatile conservatory, private mature garden, two parking spaces, all-electric setup and excellent links to York, Leeds and Harrogate, this is a home that offers both practicality and flexibility.

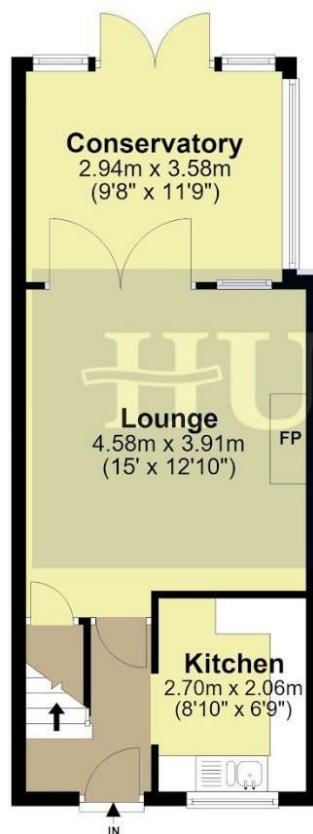






Ground Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



Total area: approx. 80.9 sq. metres (870.5 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

Viewings

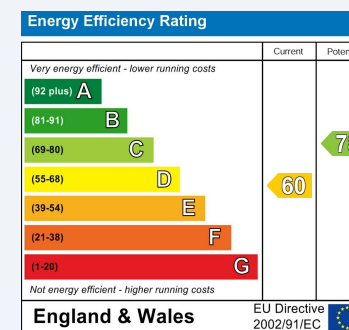
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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