



Back Lane, Whixley, York

£675,000

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Est. 1871

## Back Lane, York YO26 8BG

£675,000

A modern 4 bedroom detached house which has been well maintained, offering substantial family living accommodation with built in storage throughout, with generous gardens and a double garage.

This modern detached house occupies an outstanding position on Back Lane, Whixley which itself is one of the regions most highly regarded village locations. The property offers quick and easy access to Harrogate and York, as well as the market towns of Boroughbridge and Knaresborough. The village is ideal for commuters, with Cattle Railway Station 0.6 miles away and the A1(M) being only 2 miles away, giving access to the business districts of Leeds, South Yorkshire and Teeside.

The property enjoys a quite superb open rear aspect and features 4 generous double bedrooms in addition to a double garage and additional ample off street parking. The property is certain to be of interest to both young and mature families alike.

The property is entered at the front via a uPVC framed triple glazed front door into a reception hall with staircase leading to the first floor accommodation with Danish oak balustrade and hand rail. The hall has a built-in under stair storage cupboard, double radiator, and cove cornices. The hall features a vaulted ceiling with floor to ceiling triple glazed windows creating a grand entrance.

The principal reception room is a spacious lounge having a living flame coal effect gas fire set on a crushed stone hearth with matching surround. The lounge offers a superb open rear aspect and benefits further from twin radiators and television aerial point.

There is a separate study with office furniture including a desktop, low level storage cupboards and fitted shelving. Crucially the property has a downstairs cloakroom which includes a low flush w/c and wash hand basin both set in a vanity surround with tiled splashbacks. The cloakroom includes an extractor fan and radiator.

The feature room of the property is an open plan kitchen dining room having a range of oak built-in units with double Belfast sink unit and Granite worktops. There is a moveable circular central island, and the kitchen includes a built-in Miele electric oven with 4 point induction hob unit and brushed stainless steel extractor canopy. There is a built-in Miele dishwasher, free standing Miele fridge/freezer unit and ample space for a dining table. The kitchen/dining room enjoys an open rear aspect and includes recessed ceiling down lighters.



Tenure: Freehold  
Services/Utilities: LPG Gas and Mains Electricity, Water and Sewerage are understood to be connected  
Broadband Coverage: Up to 900\* Mbps download speed  
Council Tax: G - North Yorkshire Council  
EPC Rating: E (48)  
Current Planning Permission: No current valid planning permissions

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



To the rear of the kitchen is a conservatory being of brick and uPVC construction with surrounding triple glazed windows, tiled flooring and French doors leading out into the rear gardens beyond. There are twin double glazed roof lights and ceiling down lighters. The ground floor accommodation is completed by a separate utility room having an additional range of high and low level storage cupboards with rounded edge worktops and inset sink unit. There is plumbing for a washing machine and space for a tumble dryer in addition to a triple glazed side entrance door and radiator.

To the first floor is a galleried landing having an exposed beam ceiling, double radiator and airing cupboard housing the hot water cylinder.

The master bedroom is located at the rear of the house, again with a vaulted ceiling and exposed beams and double glazed roof light. There is a triple fronted built-in wardrobe and double radiator. The master bedroom has an ensuite shower room including a low flush w/c and wash hand basin both set in a vanity surround in addition to a double fronted shower cubicle with full height tiled splashbacks. The ensuite also includes a shaving socket, ceiling down lighters, extractor fan and heated chrome towel rail.

Bedroom 2 is located at the rear with twin double fronted wardrobes. Bedroom 3 also includes a built-in wardrobe and with bedroom 4 located at the front of the house having a double and single fronted wardrobe.

Bedrooms 1,2 and 3 have exposed beamed ceilings and include radiators and triple glazed tilt and turn windows.

Finally, there is a modern house bathroom having a low flush w/c and wash hand basin both set in a vanity surround. There is an inset panel bath with wall mounted shower and full height tiled splashbacks. The bathroom has a heated towel rail, extractor fan, shaving socket and ceiling down lighters.

The property occupies an enviable position located directly off Back Lane onto a tarmac driveway which continues through a covered carport onto a gravelled rear hardstanding providing ample off street parking for motor vehicles.

The driveway in turn accesses the detached double garage, with twin up and over garage doors, light, and power.

The driveway splits the front garden which is laid to lawn with surrounding herbaceous borders.

Without doubt one of the outstanding features of the property is the stunning rear garden which has been expertly landscaped and maintained over many years.

Adjoining the rear elevation is a substantial flagged patio for outside entertaining. There is a central lawn with herbaceous borders in addition to a rockery. The garden is set across two levels with steps down onto a lower secret garden which is laid to lawn with hedge rear boundary and mature screening trees. A timber built garden shed is included within the sale and the rear garden offers an elevated open rear aspect. An outside water tap is located to the side elevation.

The property benefits from triple glazing, central heating throughout and broadband speed up to 900 mbps with Cuckoo (Swish), and it offers quick and easy access to the A59 York to Harrogate Road as well as the A1 motorway. An early inspection is strongly recommended.

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.



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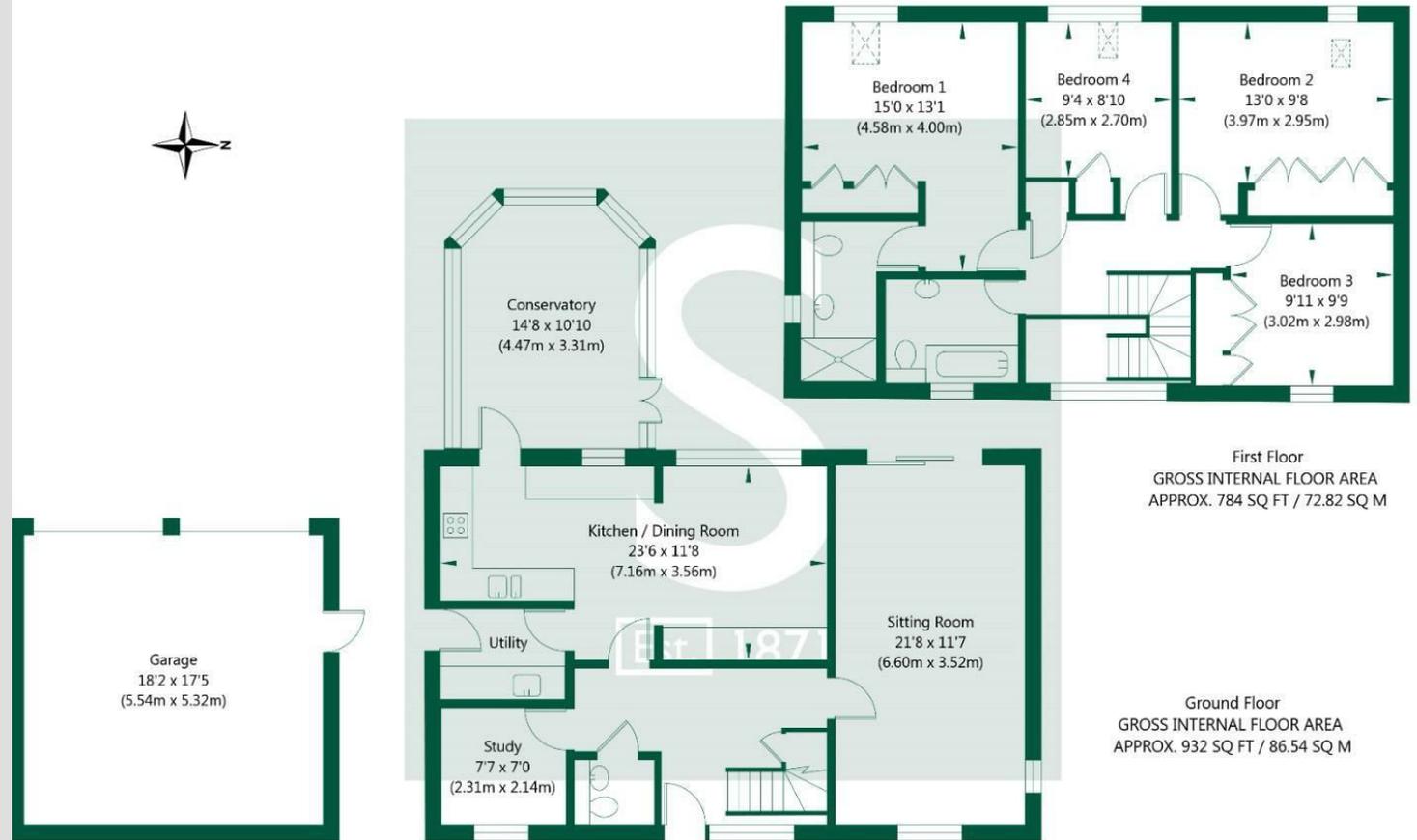
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## Back Lane, Whixley, York, YO26 8BG



First Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 784 SQ FT / 72.82 SQ M

Ground Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 932 SQ FT / 86.54 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1716 SQ FT / 159.36 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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