



Duckstone Cottage, High Street, Whixley, York, YO26 8AW

£280,000

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A fantastic opportunity to purchase an attractive and beautifully presented two bedroom cottage situated in the heart of this popular village, situated between Harrogate and York.

This characterful grade II listed property is appointed to a high standard throughout. On the ground floor there is a spacious sitting room together with a modern kitchen and bathroom with underfloor heating. On the first floor there are two double bedrooms. The property has the advantage of an electric heating system. Outside a gravelled driveway provides off-road parking and there is an attractive paved garden to the rear.

Whixley is within easy reach of a fantastic range amenities, whilst being surrounded by beautiful open countryside. The village is well served by a public house, church and playing fields.





Ground Floor

Sitting Room

A spacious reception room with oak flooring, sash window to front and attractive rustic brick fireplace with multifuel burning stove and fitted cabinets.

Kitchen

A stylish newly fitted handmade modern kitchen by Yorkvale Kitchens with a range of wall and base units, Neff electric hob with extractor hood above and Neff integrated electric oven. Integrated Bosch fridge/freezer and dishwasher. Dining area with tiled floor and underfloor heating, windows to side and rear.

Hall

With tiled floor and underfloor heating. Large fitted cupboard.

Bathroom

A modern white suite with WC, basin and bath with shower above. Heated towel rail. Tiled floor with under floor heating. Window to side.



First Floor

Bedroom 1

A double bedroom with a window to front and fitted wardrobes.

Bedroom 2

A further double bedroom with window and skylight window to rear and handmade fitted wardrobe.

Outside

A gate leads to a gravelled off-road parking space. To the rear of the property there is an attractive paved courtyard garden with York stone, providing an excellent outdoor entertaining area with useful brick built storerooms.





Total Area: 61.9 m² ... 666 ft²

All measurements are approximate and for display purposes only.

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