



The Cottage, 1 Park View, Whixley, York, YO26 8AT

£300,000

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A charming two-bedroomed cottage enjoying an enviable position with a superb outlook directly over Whixley Park. This superb end cottage offers deceptively spacious and characterful accommodation over three levels. A particular feature to the house is the very good-sized rear gardens and detached double garage.

Whixley is a highly convenient and fashionable residential village situated midway between Harrogate and York, and offers a good range of amenities including a primary school and public house. Sure to appeal to a range of purchasers, an early internal viewing is strongly recommended. Offered for sale with no onward chain.





With oil-fired central heating and UPVC double glazing throughout, the well-appointed accommodation in brief comprises –

GROUND FLOOR

Front entrance porch, living room with feature fireplace and a multi-fuel burning stove, kitchen with electric hob, single oven and under-counter fridge, useful pantry providing extra storage and space for a freezer, dining room with double doors leading out a patio area, separate utility room with oil-fired boiler and plumbing for a washing machine.

FIRST FLOOR

On the first floor, there is a double bedroom with feature ornamental fireplace and fitted wardrobes, a recently refitted house bathroom. On the second floor there is the master bedroom.

OUTSIDE

To the front of the property is an enclosed gravelled garden with shrub borders and attractive open views. To the rear is an immaculate lawned garden with well stocked flower bed borders and a gravelled gated driveway with detached double garage with electric roller doors.

Council Tax Band - C





Total Area: 84.0 m² ... 905 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [G1-G2]		Very environmentally friendly - lower CO ₂ emissions [A1-A2]	
[B1-B2]		[B1-B2]	
[C1-C2]		[C1-C2]	
[D1-D2]		[D1-D2]	
[E1-E2]		[E1-E2]	
[F1-F2]		[F1-F2]	
[G1-G2]		[G1-G2]	
Not energy efficient - higher running costs [G1-G2]		Not environmentally friendly - higher CO ₂ emissions [G1-G2]	
46	80	48	80

England & Wales EU Directive 2002/91/EC