



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

York Road, Bilton-in-Ainsty, York

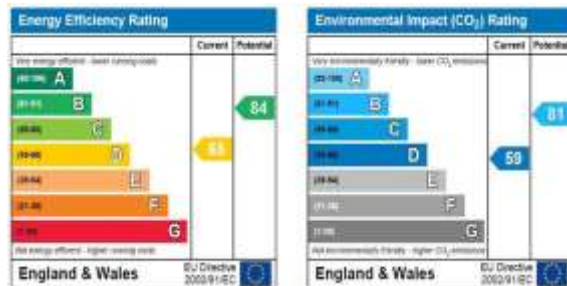
# York Road, Bilton-in-Ainsty, York

## Asking price: £350,000 (Offers Over)

This stunning three-bedroom semi-detached family home is positioned on the fringe of a peaceful village in Bilton-In-Ainsty. Bilton in Ainsty is an attractive and un-spoilt village situated off the main Wetherby to York B1224 road. Commuting is excellent with York only some 20 minutes' drive, Harrogate and Leeds some 30 minutes and the A1 and Market Town of Wetherby only some 10 minutes away. There are a wide selection of local amenities including shops, sports facilities, and schools for all ages.

Situated on a larger than average sized plot, the versatile and spacious accommodation, which is beautifully presented throughout, briefly comprises, an entrance hallway, lounge, and dining kitchen with a center island. To the first floor there are three good size bedrooms and a modern house bathroom.

To the front, a gravelled driveway to provide excellent parking for multiple vehicles, with hedge boundaries, Gate access to the side, with stone and gravelled pathway leading to the rear garden. The stunning landscaped garden, with paved patio, raised vegetable plots and planted borders, is a perfect space for sunny days and entertaining. The garden also benefits from a summer house which has been finished to a high standard and adjoins fields with stunning views over the to the White Horse at Kilburn.



### ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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### **DIRECTIONS**

Leave Wetherby on the York Road and continue for approximately six miles and on entering the village of Bilton in Ainsty, The property is set back on this road on the left hand side identified by our Hunters For Sale board.

### **LOCATION**

The property is located in this exclusive village, which is designated as a Conservation Area. Bilton-in-Ainsty is an unspoiled village offering a peaceful location but with excellent access to Leeds, York and Harrogate. Close by is the market town of Wetherby which provides many amenities with access to the A1/M1 link, A64, M62 and other major road network. Families will be interested to no...

### **ENTRANCE HALL**

External door to the front aspect, laminate flooring, staircase to the first floor and built-in storage cupboard. Radiator

### **LOUNGE**

With a window to the front aspect and double doors to the dining kitchen. Radiator.

### **DINING KITCHEN**

Fitted with a range of wall and base units, a central island, electric hob and extractor hood, sink unit with mixer tap and tiled splash back. An integrated dishwasher and fridge freezer and a recently replaced boiler. With a window to the rear aspect and French double doors leading to the garden.

### **FIRST FLOOR LANDING**

Spacious landing with loft access and window to side.

### **MASTER BEDROOM**

With a window to the front aspect, a decorative feature fireplace and wall light points. Radiator.

### **BEDROOM TWO**

A window to the rear aspect with stunning views over countryside and radiator.

### **BEDROOM THREE**

With a window to the front and radiator.

### **BATHROOM**

A jacuzzi style bath, pedestal wash hand basin, low-level w.c, tiled flooring and walls and a heated towel rail. With a window to the rear and side.

### **GARAGE / UTILITY**

With a window to the front, stainless steel sink unit with mixer tap.

### **TO THE FRONT**

To the front a gravelled driveway to provide excellent parking for multiple vehicles, with hedge boundaries. Gate access to the side, with stone and gravelled pathway leading to the landscaped rear garden with paved patio, raised vegetable plots and planted borders.

### **REAR GARDEN**

Extensive garden which laid to lawn and enclosed, making it ideal for children to play. Hedge boundaries and patio area.

### **SUMMERHOUSE**

A summer house in the rear garden with Wi-Fi access, wall mounted heater, a window to the front aspect, and double doors to the side.

### **VIEWING ARRANGEMENTS**

**By Appointment With: Hunters**  
**Tel: 01937588228**

### **OPENING HOURS:**

Hunters opening hours – 9am - 5.30pm Monday to Friday and Saturday 9am -4pm, Closed on Sunday

### **THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### **DISCLAIMER**

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.

# York Road, Bilton-in-Ainsty, York, YO26

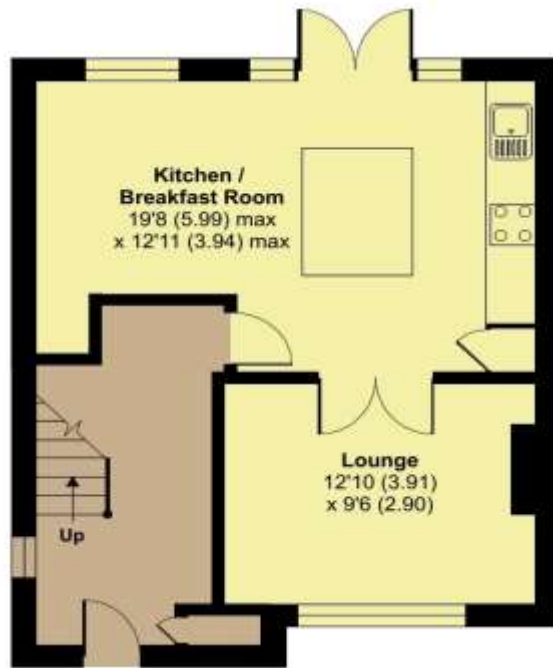
Approximate Area = 982 sq ft / 91.2 sq m

Garage = 230 sq ft / 21.3 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 1289 sq ft / 119.7 sq m

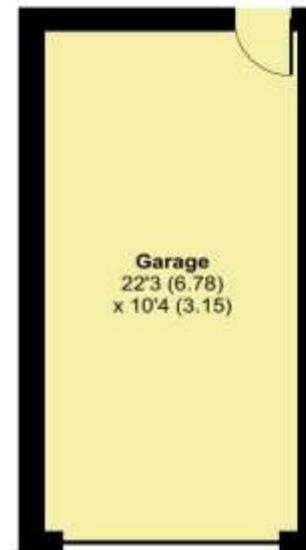
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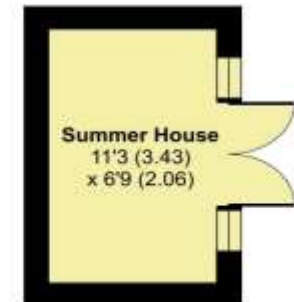
**GROUND FLOOR**  
APPROX FLOOR  
AREA 45.6 SQ M  
(491 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 45.6 SQ M  
(491 SQ FT)



**GARAGE**  
APPROX FLOOR  
AREA 21.3 SQ M  
(230 SQ FT)



**OUTBUILDING**  
APPROX FLOOR  
AREA 7.1 SQ M  
(77 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 838661









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