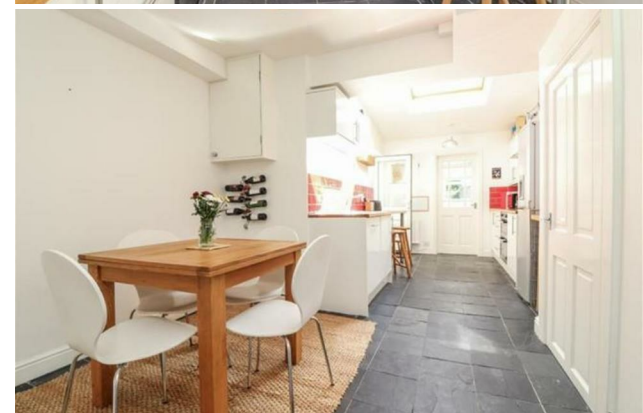




Park View, York

- THREE BEDROOM MID TERRACED COTTAGE
- SOUGH AFTER VILLAGE LOCATION
- WELL PRESENTED HOME
- STUNNING VIEWS TO THE FRONT
- FRONT AND REAR GARDEN
- COUNCIL TAX BAND C / EPC RATING E

Asking Price £315,000



Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Park View, York

DESCRIPTION

Hunters Wetherby are proud to present to the market, this three bedroom mid terraced cottage set in the village location of Whixley.

Whixley is a quintessential conservation village situated about seven miles south of the thriving market town of Boroughbridge and ten miles west of York. Set within the beautiful North Yorkshire countryside, the village is known for its peaceful atmosphere and strong sense of community. There is a good pub, The Anchor, a village hall, built in 1935 on the initiative of the W.I. is much used and is the home of Whixley Badminton Club. The Hall hosts, dances, parties, quiz nights, regular bridge afternoons as well as the meetings of the Parish Council, W.I., Toddler Group and monthly resident lunches throughout the winter. There is a thriving Cricket Club with two teams. The village shop was originally opened as a community venture and is now run by Helen Tessyman who also runs the shop in nearby Marton cum Grafton. The shop itself is owned by the Parish Council.

This delightful property opens from the porch into the cozy lounge with log burning stove adding a focal point to the room.

Leading into the open plan kitchen/dining area with a range of wall and base units, with the added benefit of a breakfast bar. The integrated appliances consist of electric hob and oven with space for a large fridge/freezer, the under stairs cupboard allows for extra storage.

To the first floor accommodation comprises of, two bedrooms, one of which is a double bedroom to the front overlooking countryside views and house bathroom. The house bathroom comprises of shower over bath, sink basin and W/C.

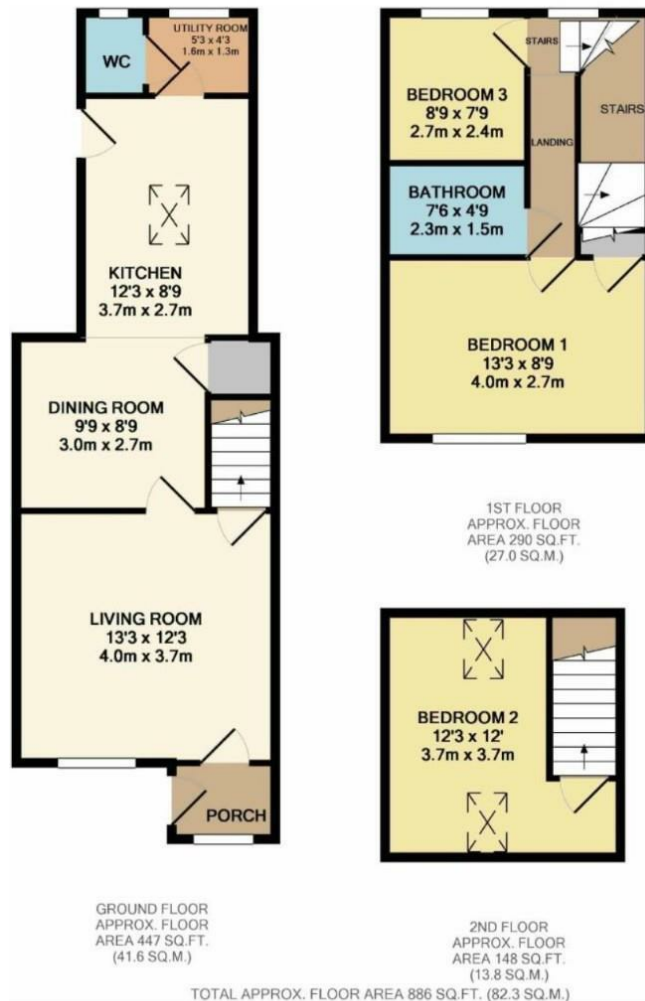
The second floor of the property has a large double bedroom, with built in storage.

To the front of the property is a lovely garden that overlooks the stunning countryside views. To the rear is the common access track that provides access to the neighboring properties, across the path is the rear garden that is laid to lawn with fence boundary and private shed.

Whixley is surrounded by wonderful open countryside, making it an ideal location for those who appreciate outdoor activities and nature. The area is well served by schools for children of all ages, notably Kirk Hammerton primary, Queen Ethelburga's is under two miles away and St Olave's, St Peter's and Bootham in York around thirteen miles away.



Council Tax: C



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		84	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		(69-80) C	
(55-68) D	50	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			

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.

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

Viewing

Please contact our Hunters Wetherby Lettings Office on 01937 588 288 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby,

Tel: 01937 588 288 Email:

wetherby@hunters.com <https://www.hunters.com>



HUNTERS
HERE TO GET *you* THERE