



Towthorpe Road, York YO32 3LZ

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EXCLUSIVE







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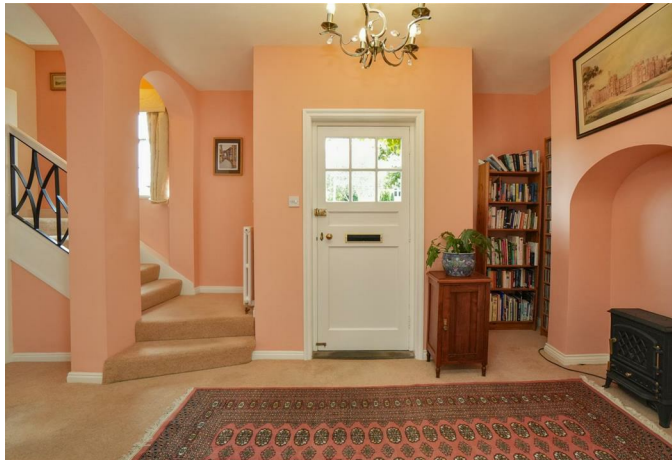
\*\*\* EXTENDED 4 BED DETACHED PERIOD PROPERTY \*\*\* NO ONWARD CHAIN \*\*\* SUPERB HAXBY LOCATION \*\*\* 2 RECEPTION ROOMS \*\*\*  
REFITTED KITCHEN \*\*\* DOWNSTAIRS CLOAKROOM \*\*\* BATHROOM PLUS 2 x ENSUITES \*\*\* PLENTY OF OFF STREET PARKING \*\*\* OUTBUILDING  
READY FOR RENOVATION \*\*\* WEST FACING GARDEN \*\*\* EPC RATING D \*\*\* ESTIMATED COUNCIL TAX BAND F \*\*\*

We are delighted to bring to the market this superb extended detached property in one of Haxby's most exclusive locations. Offered with No Onward Chain this family home was until recently operating as the popular Bankfield guest house. The owners have had the property reverted to residential use and updated the layout so that a family can move straight in.

The accommodation briefly comprises a large and welcoming entrance hall, sitting room, dining room, kitchen, utility room and downstairs cloakroom. Upstairs are 4 bedrooms with 2 boasting ensuites and the family bathroom.

Outside there is plenty of off-street parking and an outbuilding ripe for conversion into a home office or further accommodation subject to planning permission. There are mature and established gardens to front and rear with the garden to the rear being west facing and enjoying afternoon sunshine.

Come and see this delightful family home in this highly sought after town to the north of York.





#### **DESCRIPTION**

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#### **ACCOMMODATION**

Enter via storm porch and hardwood door into

#### **ENTRANCE HALL**

Spacious and welcoming entrance hall with a feature staircase to the first floor and windows either side of the door and to the front making this attractive area light and airy

#### **DOWNSTAIRS CLOAKROOM**

Situated off the hallway, close coupled wc, wall mounted wash hand basin, electric towel heater, casement window to the side

#### **LIVING ROOM**

18'0" x 13'10"

Delightful room with stripped wooden flooring, radiators and mainly UPVC double glazed windows to both front and side, the room is centred upon a fireplace with an open fire grate doors give access to either end of the dining room.

#### **DINING ROOM**

18'0" x 11'1"

Another spacious room with a bay to the rear with French doors to both side and rear leading out to the garden. Again there are UPVC double glazed





windows to front and rear giving a very light and airy feel and radiator and a continuation of the stripped wooden flooring

#### **KITCHEN**

19'6" x 11'11" (max)

Refitted kitchen with underfloor heating and a range of wall and base units with complementary work surfaces, range cooker with extractor hood above, integrated microwave, integrated larder fridge, integrated larder freezer, sink drainer, space for dishwasher, sash window to the rear, access to traditional walk in pantry and a boiler cupboard

#### **UTILITY ROOM / REAR PORCH**

Rear porch area with space and plumbing for washing machine and tumble dryer. UPVC double glazed door and windows to the rear

#### **FIRST FLOOR LANDING**

Sash window to the side, radiator in hallway, access to storage cupboard at the top of the stairs

#### **BEDROOM 1**

18'0" x 14'2" (max)

UPVC double glazed window to the side, radiator, access to ensuite



#### **ENSUITE SHOWER ROOM 1**

Shower cubicle with plumbed in shower, close coupled wc, wash hand basin, UPVC double glazed opaque window to the rear, extractor fan, radiator

#### **BEDROOM 2**

14'6" x 10'11" (max)

UPVC double glazed window to the side, radiator, access to ensuite

#### **ENSUITE SHOWER ROOM 2**

Shower cubicle with plumbed in shower, pedestal wash hand basin, close coupled wc, radiator, UPVC double glazed opaque window to the front

#### **BEDROOM 3**

12'0" x 10'10"

Sash window to the rear, radiator

#### **BEDROOM 4**

13'3" x 7'1" (max)

Sash window to the front, radiator

#### **FAMILY BATHROOM**

8'1" x 8'0" (max)

Spacious room with bath and separate shower cubicle with electric shower, close coupled wc, pedestal wash hand basin, radiator, opaque sash window to the rear, recessed ceiling lights and extractor fan





### OUTSIDE

The property sits on a corner plot adjacent to the entrance to Old Coppice giving it an open feel to the side. There is plenty of off-street parking available to the side of the property and there are mature gardens to the front and rear. The rear garden has been landscaped to provide seating areas to capture the sun as it passes to the south and heads around the rear garden towards the west. There are raised vegetable beds and a lawned area with hedges and fencing to the perimeter. Access comes from the Utility Room and Dining Room as well as gated access from the driveway. In addition the garden contains a brick and tile period outbuilding which offers plenty of potential for renovation and a variety of uses subject to planning permission being granted if required.

### ENERGY PERFORMANCE RATING

The EPC rating is currently Band D 55 potential C 75

### COUNCIL TAX BANDING

Before the property sought permission to be a guest house and had a commercial banding the property had a council tax banding of F. The property currently still shows up as Council Tax Band A on the government website but this related to the owner's accommodation when they ran the guesthouse. The paperwork hasn't arrived yet but they expect the banding to return to Band F

### ANTI MONEY LAUNDERING REGULATIONS

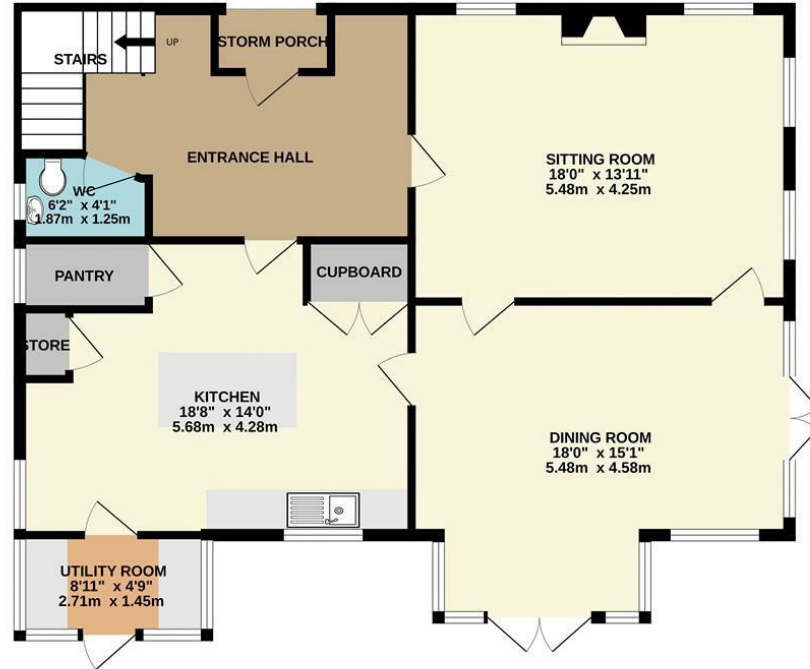
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

### DISCLAIMER

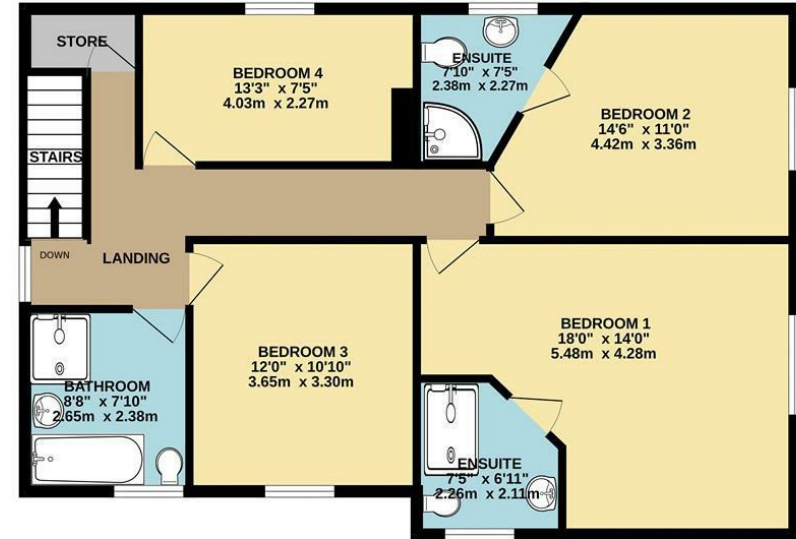
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



GROUND FLOOR  
993 sq.ft. (92.2 sq.m.) approx.

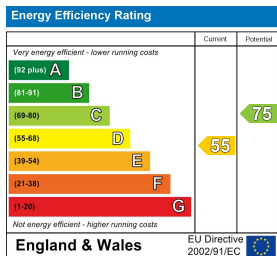


1ST FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 1868 sq.ft. (173.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Haxby -  
01904 750555 <https://www.hunters.com>

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