



**3 Station Road  
Whixley York, Yorkshire YO26 8AH**

**£1,000 Per month**

STUNNING 3 DOUBLE BED ROOMED MID TERRACE COTTAGE WITHIN THE HEART OF THE SOUGHT AFTER VILLAGE OF WHIXLEY GIVING WAY TO EXCELLENT COMMUTE TO SURROUNDING MAIN TOWNS AND CITIES.

SITTING ROOM WITH WOOD BURNER, OPEN PLAN KITCHEN DINER WITH DOORS LEADING ONTO THE REAR ENCLOSED GARDEN, INTEGRATED APPLIANCES, MODERN BATHROOM WITH SHOWER.  
EPC C

## 3 Station Road, Whixley York, Yorkshire YO26 8AH

### Description

#### Full description

A deceptively spacious and beautifully presented three bedroom mid terrace period cottage situated in the sought after village of Whixley. The property in brief comprises entrance porch, sitting room with wood burning stove, kitchen which has been extended to create the dining area which leads out onto the rear garden; three bedrooms set over two floors and a modern bathroom. Paved rear garden and store and paved front garden. Internal inspection essential to appreciate the space and stand of this delightful home. EPC C

#### SITTING ROOM

5.28m (17' 4") x 4.60m (15' 1")

A focal point is provided by the feature fireplace which houses a wood burning stove, stairs rising to the first floor, feature beams, exposed brick to one wall, timber and glazed door leading into the dining kitchen.

#### SITTING ROOM

Another view.

#### DINING KITCHEN

4.70m (15' 5") x 4.57m (15' 0")

With double doors leading onto the rear garden, velux roof light, a range of fitted base and wall units with complementary work surface and breakfast bar. tiled floor built in gas hob and electric oven integrated washing machine and dish washer. under floor heating and built in storage cupboard.

#### DINING KITCHEN

Another view.

#### MASTER BEDROOM

3.20m (10' 6") x 4.62m (15' 2")

With two windows to the front elevation, lovely exposed beams and central heating radiator.

#### BATHROOM

With obscure glazed window to the rear elevation, a modern suite comprising: Bath with overhead shower and glass shower screen, heated ladder towel rail, pedestal wash basin, low level WC part tiled walls and tiled floor.

#### BEDROOM 2

2.18m (7' 2") x 2.90m (9' 6")

With window to the rear elevation and central heating radiator.

#### BEDROOM 3

4.57m (15' 0")03 x 4.27m (14' 0")

Fabulous views to the rear two Velux roof lights and exposed beams.

#### GARDEN

With useful garden shed, decked seating area and mature trees and shrubs, Shared access across the rear of the cottages.

#### VIEWS

Views to the rear.

#### Location

The village itself has a village store, pub, church and local playing fields, while Knaresborough and Boroughbridge, a short drive away, provide all of the everyday amenities required, including several supermarkets. Extensive shopping, dining and entertainment options are available in York and Harrogate. There are local railway stations in the nearby villages of Cattal, approximately 2 miles and Kirk Hammerton, approximately 3 miles offering frequent services to connect with the main line stations at Leeds, Harrogate and York. All three They also provide a fast and efficient service to London. There are excellent schools in the area both state and private, most notably St Olave's, St Peter's and Bootham in York. Queen Ethelburga's just under 2 miles away.

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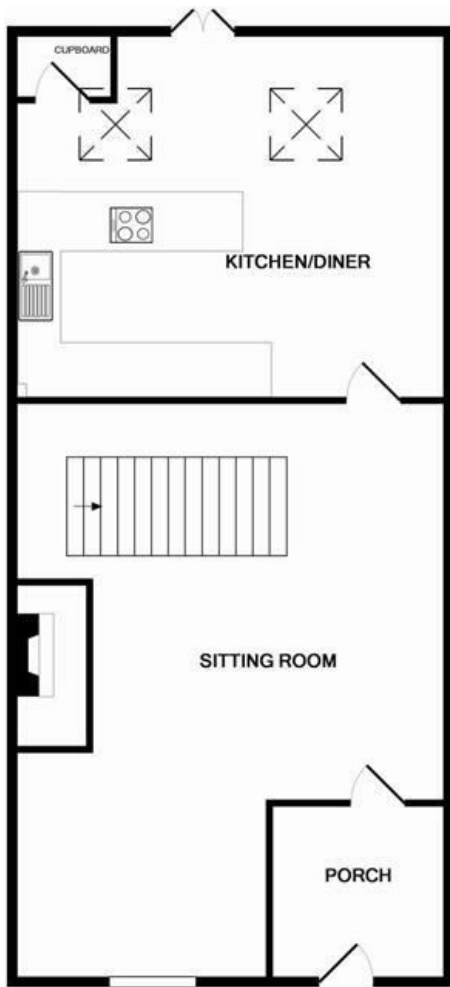
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#### GARDEN

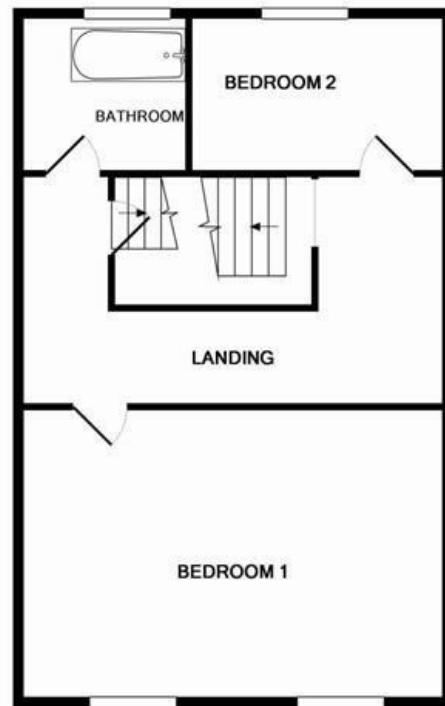
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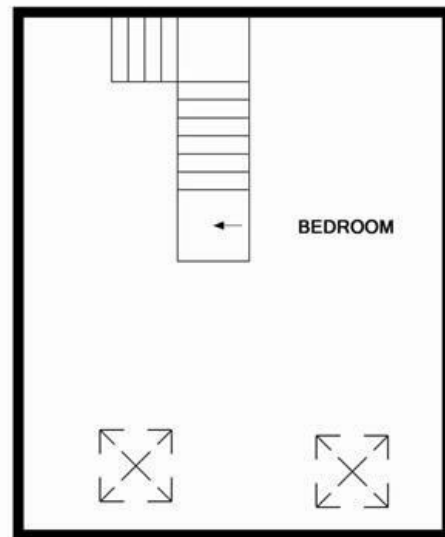




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B		66	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	