



Holly House Franks Lane, Whixley, North Yorkshire

STRUTT & PARKER

Holly House

Franks Lane, Whixley,
North Yorkshire YO26 8AP

An extremely pretty family house offering spacious accommodation in this highly desirable village

Knaresborough 7 miles, Harrogate 11 miles,
York 12 miles, Leeds 23 miles, A1 (M) 3 miles

Entrance hall | Drawing room | Breakfast kitchen
Dining room | Study | Conservatory | Utility room
WC | Master bedroom with en-suite | 3 Further
bedrooms | House bathroom | Gardens | Double
garage | EPC rating E

The property

Holly House is situated in an elevated position, set back from the road. The front door opens into a light and airy reception hall off which the majority of the ground floor accommodation can be accessed. The drawing room is a particularly generous room with a fabulous feature fireplace with an exposed brick chimney breast, a stone flagged hearth and open fire. There are double aspects out to the front of the property and French doors out to a lovely terrace, ideal for entertaining. Adjacent is a study and beyond this is a conservatory with French doors out to the garden. The breakfast kitchen was recently refurbished in 2015 and offers an ideal space for the modern family with a superb open plan dining room. The kitchen is by Neptune, it has granite work surfaces, a centre island, a Falcon range cooker with an induction hob and a Butlers sink which overlooks the rear garden, the flooring is Cathedral limestone and both the breakfast kitchen and dining room boasts underfloor heating. Leading off the breakfast kitchen is a utility room with an exterior access and a WC.

From the reception hall, the stairs lead up to a spacious landing off which is the master bedroom, this has a good range of fitted wardrobes, double aspects out to the front

of the property as well as an en-suite shower room. There is a generous guest bedroom and two further double bedrooms as well as a house bathroom with a separate shower cubicle.

Location

Holly House is located in the pretty village of Whixley. This highly popular village offers a good range of everyday facilities including a general store, public house, village hall and a church. The market town of Knaresborough is approximately 7 miles and has a more extensive range of facilities. The sophisticated town of Harrogate is approximately 11 miles and the historic city of York is 12 miles, providing excellent shopping, recreational and business facilities and the thriving financial centre of Leeds is approximately 23 miles, all in commuter distance. The A59 is approximately 1 mile away and the A1(M) is approximately 3 miles, which provide easy access to the national motorway network. There are local railway stations in the nearby villages of Cattal (2 miles) and Kirk Hammerton (3 miles) offering frequent service to connect with the main line stations at Leeds and York providing regular services to London Kings Cross and Edinburgh Waverley; Leeds Bradford International Airport is approximately 21 miles. There are excellent schools in the area both state and private.

Outside

Holly House is approached up a gravelled drive to a tarmacked parking area and double garage with an attached wood store. The rear garden boasts a level lawn, well stocked flower beds and a stone terrace which is situated outside the sitting room, this is an ideal place for entertaining and enjoying the sunshine as the rear garden benefits from getting the sun all day and evening. From the parking area steps lead up to the back door which is bordered by gravel beds and plants. The front of the property is accessed via stone steps to a sheltered front garden with a level lawn and a stone flagged path that runs around the side of the property to the rear, the path is bordered by raised woodland style flower beds and another path that runs to the far end of the rear garden where there is an additional terrace area with a water feature.





General

Services: Mains services include electricity, water and drainage and oil fired central heating.

Tenure: Freehold with Vacant Possession

Fixtures and fittings: Only fixtures and fittings specifically mentioned in the particulars are included in the sale otherwise any garden ornaments, curtains, carpets and other fixtures and fittings may be available subject to separate negotiation.

Wayleaves, easements and rights of way:

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Notes: Electrical and other appliances mentioned in the sale particulars have not been tested by the Agents; therefore prospective purchasers must satisfy themselves as to their working order.

Directions

From Harrogate proceed on the A658 towards York. Continue straight on at the A1(M) roundabout on the A59 and at the Whixley crossroads turn left, signposted Whixley. Proceed into the centre of the village and turn left onto High Street, continue through the village, heading up the hill and Holly House is on the left hand side before the sharp right hand bend.

Harrogate

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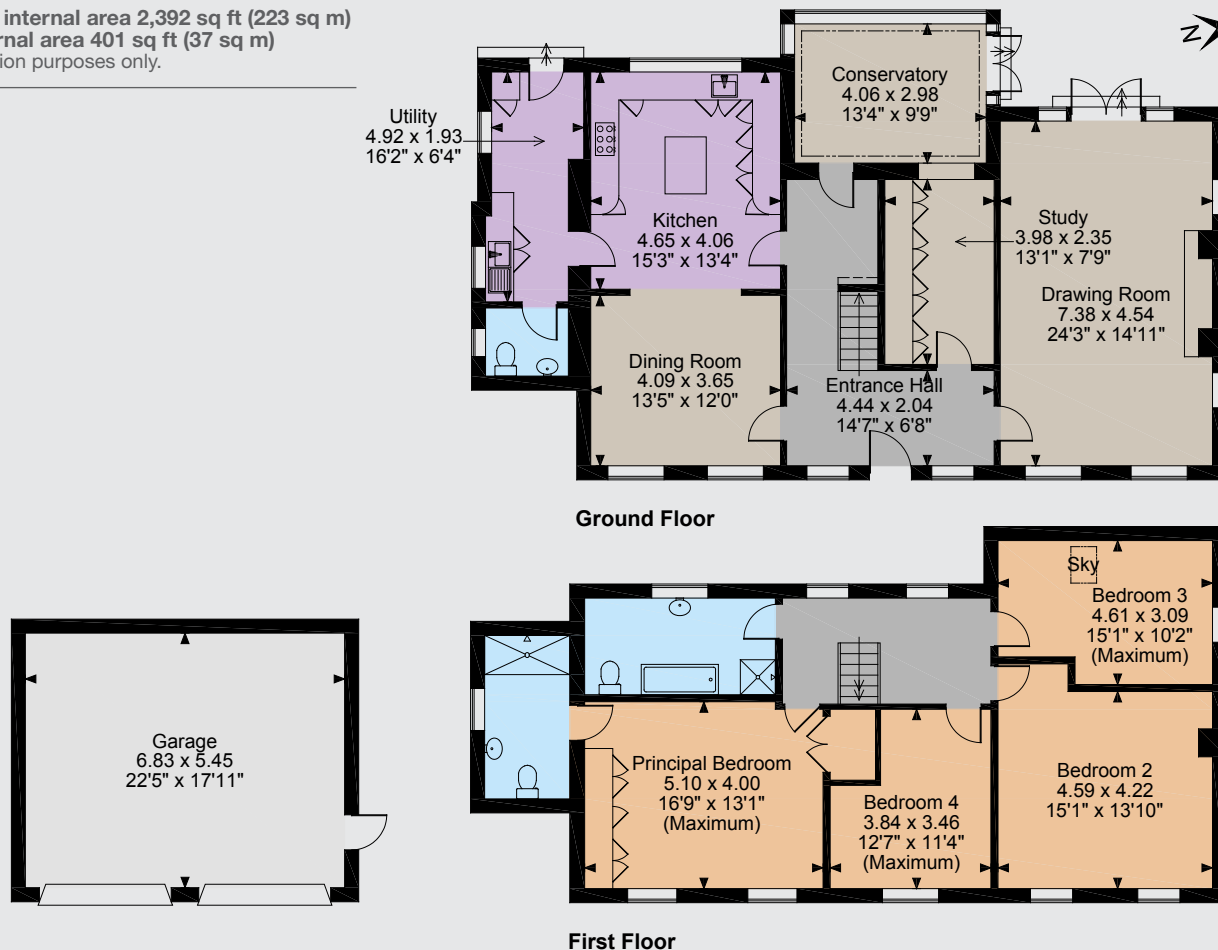
55 offices across England and Scotland,
including 10 offices in Central London

Floorplans

Main House internal area 2,392 sq ft (223 sq m)

Garage internal area 401 sq ft (37 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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