



44 Gilsforth Lane, Whixley, York

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& PARKER**

BNP PARIBAS GROUP 



# 44 Gilsforth Lane Whixley York YO26 8BF

A detached 3/4-bedroom family home set within the highly regarded village of Whixley

Knaresborough 6.4 miles, Boroughbridge 7.4 miles, Harrogate 10.9 miles, York 11.6 miles, Cattle train station 0.6 mile (London Kings Cross 2 hours 26 minutes), A1(M) (Jct. 47) 2.9 miles, Leeds Bradford Airport 19.8 miles

Porch | Reception hall | Family room | Orangery  
Study/bedroom 4 | Kitchen/dining room | Utility room | Cloakroom | Principal bedroom with en suite shower room | 2 Further bedrooms  
Family bathroom | Garden | Double garage  
EPC rating E

## The property

44 Gilsforth Lane is a modern double-fronted property, sensitively extended by the current owners to provide almost 1,500 sq. ft. of light-filled flexible accommodation arranged over two floors.

The ground floor accommodation flows from a welcoming reception hall with useful cloakroom and includes a spacious family room with contemporary inset feature gas fireplace and double-glazed doors to a generous light filled orangery with a glass lantern and under floor heating, and a well-proportioned study/bedroom 4 with bespoke storage. To the rear is a large L-shaped kitchen/dining room with a range of contemporary high-gloss wall and base units, modern integrated appliances including a dish washer, fridge freezer, microwave and built-in double oven, a newly fitted glass lantern, which fills the space with natural light and a door to the front aspect and French doors to the terrace. A useful neighbouring fitted utility room with space for a washer and dryer and a door to

the integral double garage which completes the ground floor facilities

On the first floor the property offers a generous principal bedroom with Hammonds built-in wardrobes and modern en suite shower room, two further well-proportioned double bedrooms, both with built-in storage, and a modern fully tiled family bathroom. The property offers further potential to extend the accommodation into the loft space, subject to planning.

## Outside

Set behind level lawn and having plenty of kerb appeal, the property is approached over a central paved pedestrian path and a block-paved side driveway providing private parking and giving access to the integral double garage with electric door. The generous enclosed garden to the rear is laid to mainly to level lawn interspersed with mature trees and features a raised decked seating/dining area and a large, paved terrace, both ideal for entertaining and al fresco dining.

## Location

Whixley is an historic village located to the east of the A1, equidistant between Harrogate and York, with a thriving community spirit and a good range of day-to-day amenities including a village shop, church, village hall, public house with restaurant and park. Nearby Knaresborough and Boroughbridge both offer a wider range of facilities, while the historic spa town of Harrogate and the cathedral city of York provide more extensive shopping, recreational and leisure facilities. Communications links are excellent: the nearby A1(M) ensures easy access to both the north and south of the country and the national motorway network, as do the excellent links from Cattle train station which offers regular services to Harrogate, York, Leeds and central London.

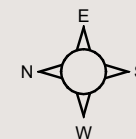
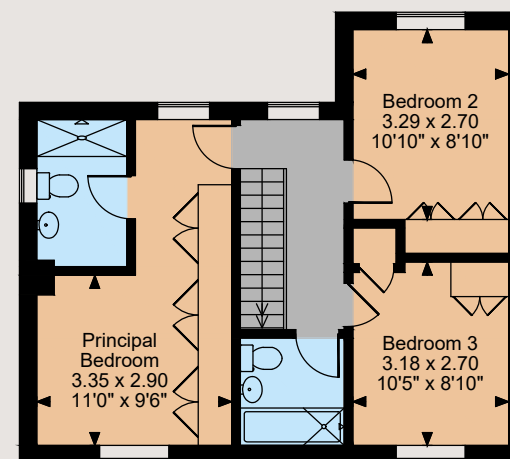
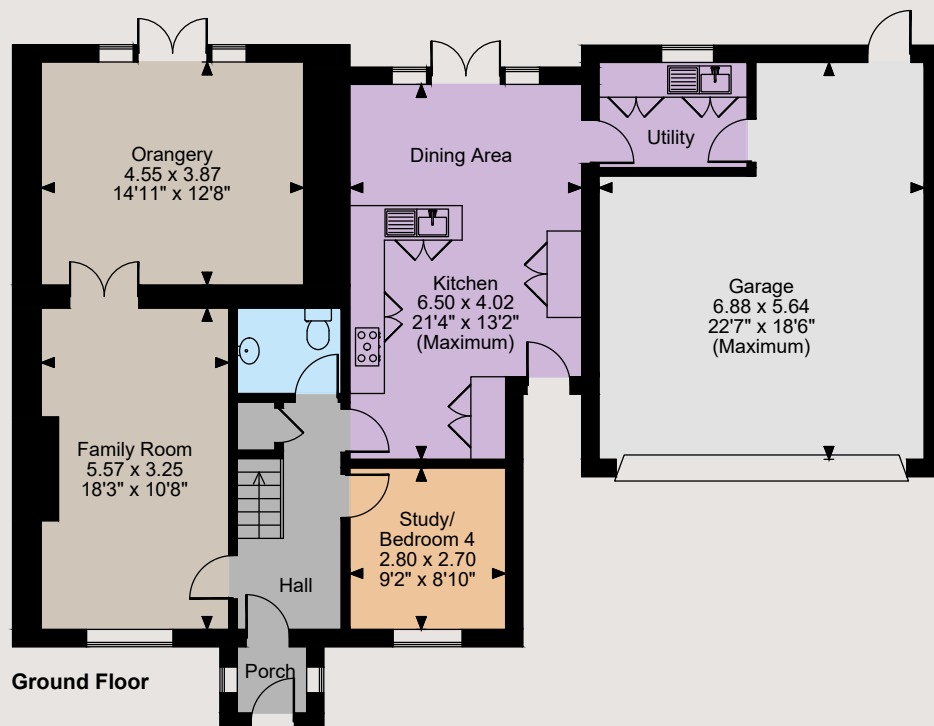
The area offers a wide range of independent schools including Queen Ethelburga's College, Harrogate Ladies' College, Ashville College, St. Peter's, Brackenfield and The Mount.







44 Gilsforth Lane, Whixley  
Main House internal area 1,464 sq ft (136 sq m)  
Garage internal area 418 sq ft (39 sq m)  
Total internal area 1,882 sq ft (175 sq m)  
For identification purposes only.



## Directions

From Strutt & Parker's Harrogate office turn left onto Victoria Avenue, turn right onto Station Parade (A61) then turn left onto York Place (A6040). At The Empress Roundabout take the 3rd exit onto Wetherby Road (A661), after 2.3 miles at the roundabout take the 1st exit onto A658, then after 2.6 miles at the roundabout continue straight onto York Road (A59). Stay on A59 for 4.8 miles, turn left onto Station Road then turn left onto Longland Lane. After 0.2 mile turn right then left onto Gilsforth Lane and the property can be found on the right, identified by our For Sale board.

## General

**Local Authority:** North Yorkshire County Council

**Services:** Mains electricity, water and drainage, LPG gas-fired central heating.

**Council Tax:** Band D

**Tenure:** Freehold

**Guide Price:** £580,000

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

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## Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

**01423 561274**

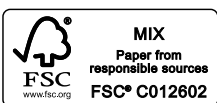
harrogate@struttandparker.com

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