



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

Taking the A59 from Harrogate in the direction of York ignore the first turning signposted to Whixley and take the second turning signposted Whixley. Turn immediately left onto Longland Lane and follow up the hill and around to the right where the property can be found on the right and identified by a Myrings for sale board.



22 Longland Lane, Whixley, York

£535,000

MYRINGS

Harrogate's Leading Family Estate Agent



This impressive, recently extended, detached family home offers exceptional, well-proportioned accommodation with stylish decor and benefiting from brand new double glazing throughout. Forming part of a desirable and exclusive development for both families and couples, the property occupies a prime position on the outskirts of the popular conservation village of Whixley.

Fronted by an attractive lawned garden with a gated gravelled driveway large enough for multiple vehicles in front of the attached garage, the house opens to a central reception hall with guest w/c. Leading off is a large living room arranged around a feature fireplace that houses a log burning stove and having a bi-folding door that opens out to the rear garden. Adjoining to the rear accessed through double doors is a separate, adaptable room which could be utilised as a home office or children's play room having bi-folds out to the garden. The kitchen to the other side of the entrance hall is a spacious room with space for family dining and having stylish modern units with solid wooden

work surfaces and door to the garden. There is a separate, practical utility room. The rear gardens are fully enclosed for the safety of children and pets, and perfectly South facing with stone flagged patio extending to lawn. To the first floor the central landing branches to a house bathroom and four well-proportioned bedrooms, the master having a stylish en-suite with corner bathtub and separate shower enclosure.

Whixley is conveniently located between Harrogate and York and is a traditional village with facilities including a church, village hall, village shop and two pubs. There is easy access to the A59 which in turn leads to the A1(M) (3 miles) which links into the national motorway network. Cattan railway station is approximately 1/2 mile away from where regular services run throughout the day to the mainline stations at Leeds and York. Leeds Bradford International Airport is a mere 25 minute drive away. Schooling for all ages in the area is excellent with a choice of primary and secondary.



Bus
5 minutes by foot



Main Roads
A1M - 2.9 miles



Train
Cattan - 0.6 miles



Airport
Leeds Bradford - 19.8 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

Mains electricity, water and drainage are connected to the property. Heating is LPG

Rating Authority

Harrogate Borough Council Tax Band F

Tenure

Freehold