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Little Orchard High Street

Whixley, York, YO26 8AW

Charming Cottage on Main Street, Whixley, York

Offers In The Region Of £585,000

Little Orchard High Street

Whixley, York, YO26 8AW



- Charming cottage in the heart of Whixley village
- Spacious lounge with log burner and garden views
- Versatile formal dining room / second reception
- Detached garage and excellent outdoor entertaining space
- Over 158 sqm of beautifully presented accommodation
- Stylish modern kitchen with integrated appliances
- Ground floor fourth bedroom / home office option
- Set within approximately 0.2 acres of mature gardens
- Bright and airy garden room conservatory
- Contemporary downstairs shower room

Offer Procedure

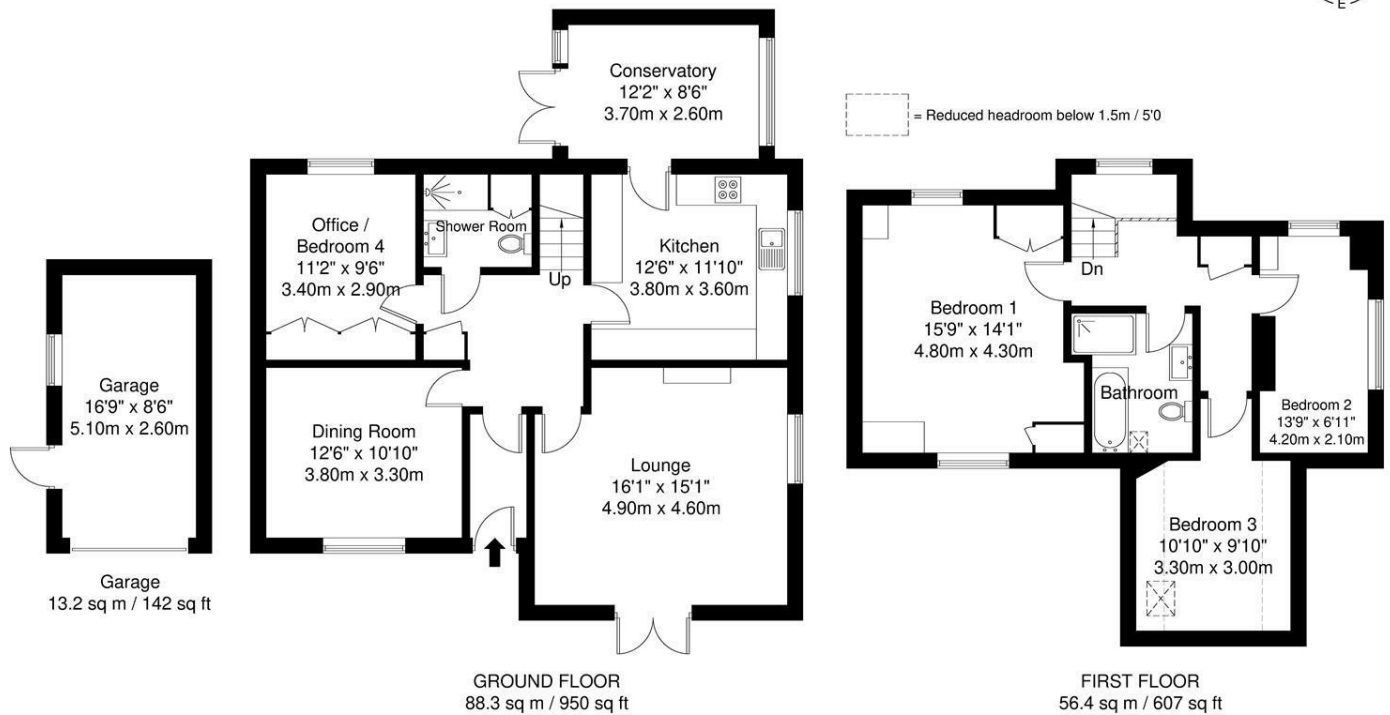


Directions



Floor Plan

Little Orchard



APPROXIMATE GROSS INTERNAL AREA = 144.7 sq m / 1557 sq ft

GARAGE = 13.2 sq m / 142 sq ft

TOTAL = 157.9 sq m / 1699 sq ft

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	