



WISHART
ESTATE AGENTS

51 Station Road
Haxby
York
YO32 3LU

£275,000

- Period property
- Reception room with bay window
- High ceilings
- Victorian cast iron fireplaces
- Kitchen/diner
- Utility area
- Ground floor W/C
- Dressing room



Deceptively spacious, this two bedroom Victorian home, is ideally situated within walking distance of the shopping parade at Haxby. Enhanced by high ceilings and period features the property also benefits from front and rear gardens.

Wishart Estate Agents are delighted to present to the market this Victorian, mid terraced house with high ceilings and traditional features. The internal accommodation briefly comprises: - hall, reception room with bay window, kitchen/diner, utility area, ground floor W/C, bathroom, two bedrooms and a small study. The easily maintained gardens are mostly laid to lawn with mature plants and trees, and a patio seating area. Located within the highly sought after Village of Haxby and benefitting from a vast array of local amenities and frequent bus services, this property is within easy access into the historic

City of York and the surrounding roads and rail networks.

The walled front garden and path run alongside a lawn, and steps lead up to a timber front door. Once inside, the entrance hall has ample storage space for coats and shoes. To the front of the property a generous sitting room is flooded with natural light from the bay window. The focal point of this room is a timber fire surround with an electric stove style fire, the room also benefits from deep skirting boards a ceiling rose in keeping with a property of this period.

The kitchen is fitted with a range of cream wall and base units with contrasting laminate work preparation areas over. A stainless steel sink with mixer tap sits beneath the rear window overlooking

the lawn. The LVT flooring continues from the hallway. Integrated appliances include an electric oven and gas hob with extractor over, a dishwasher and under counter fridge. Tongue and groove panelling has been fitted on the wall behind the dining room table and chairs. Walking through there is a small utility area with a barn style door, and space is provided for a free standing fridge freezer and washing machine and tumble dryer. An under stairs cupboard allows for more storage.

A ground floor WC is situated off the utility room and is fitted with a 2 piece low level suite. The gas central heating boiler is also housed here.

Stair lead from the entrance hall to the first floor accommodation where a white spindle banister, neutral décor and high ceilings enhance the feeling of

space. Access can be gained to the loft area via a hatch on the landing, a ladder, partial boarding and a light have been fitted.

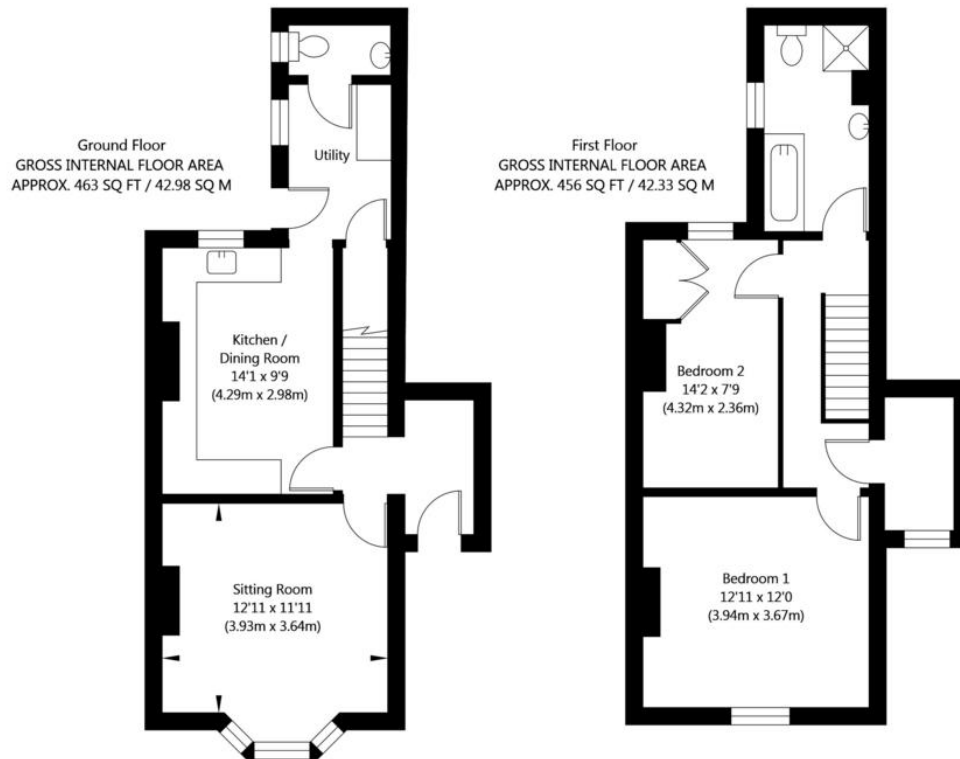
The master bedroom is situated to the front of the property and has a Victorian cast iron fireplace in a marble surround that is original to the property. This room of generous proportions can accommodate a large bed and bedroom furniture in the alcoves. A small study just off the master bedroom has a window would make an ideal walk in wardrobe.

The second bedroom is also a double room with wardrobes fitted in the alcove. A tall picture window brightens the room and allows for views across the rear garden. This room also has a Victorian cast iron fireplace.

The bathroom comprises a four piece white suite including low level WC, wash hand basin, bath and shower unit. Contrasting tiles and white painted flooring are practical yet stylish finish and the frosted window allows for privacy.

A small patio seating area is situated outside the rear door and opens onto a lawn and various other seating areas; a beautiful tranquil space with a garden shed and various mature trees and shrubs.





Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 463 SQ FT / 42.98 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 456 SQ FT / 42.33 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 919 SQ FT / 85.31 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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TENURE

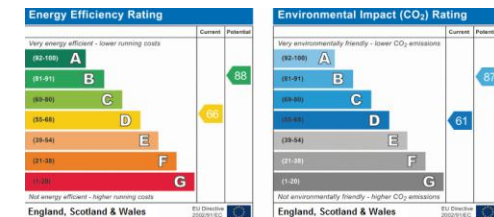
Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

From the York outer Ring Road (A1237) at the roundabout for Haxby and New Earswick, take the exit signposted for Haxby. Follow York Road past the railway crossing until you reach the roundabout. Take the second exit onto Station Road. Driving past Ralph Butterfield Primary School on your left, continue on Station Road. Number 51 is situated on the left and is easily identified by the Wishart Estate Agents for sale flag.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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