



## Main Street, Heslington, York Asking Price £690,000

Situated in Heslington village, this meticulously designed home provides flexible living accommodation arranged over three floors. The internal layout is versatile and designed to be flexible either for family or for activity/hobby space. The property is offered for sale with the benefit of no forward chain.





Entered through a composite door with surrounding glass panes, you are welcomed into a spacious entrance hall with oak flooring. A carpeted staircase with toughened safety glass bannisters leads to the first floor, which is currently utilised to provide the main living spaces within the home.

The principal sitting room sits to the rear and features a coal-effect gas fire in the exposed brick chimney breast wall. An abundance of natural light flow fills the room through a velux roof light and box bay window, which overlooks the stunning rear garden.

Wooden double doors separate the sitting room and kitchen/dining area, opening up to create a lovely open plan living space. The kitchen itself comprises a high quality range of soft close fitted wall and base units, with Quartz worktops. Integrated appliances include a NEFF double oven and induction hob with concealed extractor hood over, fridge and freezer, as well as having plumbing for a dishwasher. A box bay window to the rear houses the sink with mixer tap over.

There is also a carpeted dining area with ample space for a dining table and chairs, and sliding door leading out to the sunny courtyard, which is stone-flagged and provides a great place to enjoy outdoor dining or your morning coffee.

To the front elevation are two spacious double bedrooms, both with fitted wardrobes.

Completing the first floor is the house bathroom and a useful linen cupboard. The bathroom has steps up to the bath, which has rainfall and handheld showers over. There is also a low flush WC, hand wash basin and heated towel rail, as well as a velux roof light.

A bespoke hand built oak paddled staircase ascends to the second floor. This floor has two further rooms under the eaves. The larger was formerly used as an artist studio for its good natural light. The second currently an office had been formerly used as a craft room.

The ground floor offers further flexibility of use, it offers direct garden views and was formerly used as self contained one bedroom living area. Currently configured with a large utility room, shower room with corner shower, hand wash basin and its own sauna, a third bedroom currently used as a spacious home gym, and a conservatory. There is also a downstairs WC and a separate large storage cupboard. The ground floor space offers huge reconfiguration potential in its private garden location and access.

To the front, the property has ample off street parking on the driveway, as well as a substantial integral garage, which offers parking for two cars and storage space.

To the rear sits a stunning garden which is an oasis of peace and quiet, tucked away within this lovely Village. The garden is filled with well-stocked flower beds as well as mature trees.

Heslington is a charming and picturesque village and is only a short walk from the University of York and ten minutes from the City Centre. Popular local amenities include two village pubs, a post office and fabulous sandwich shop.

## Material Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: D

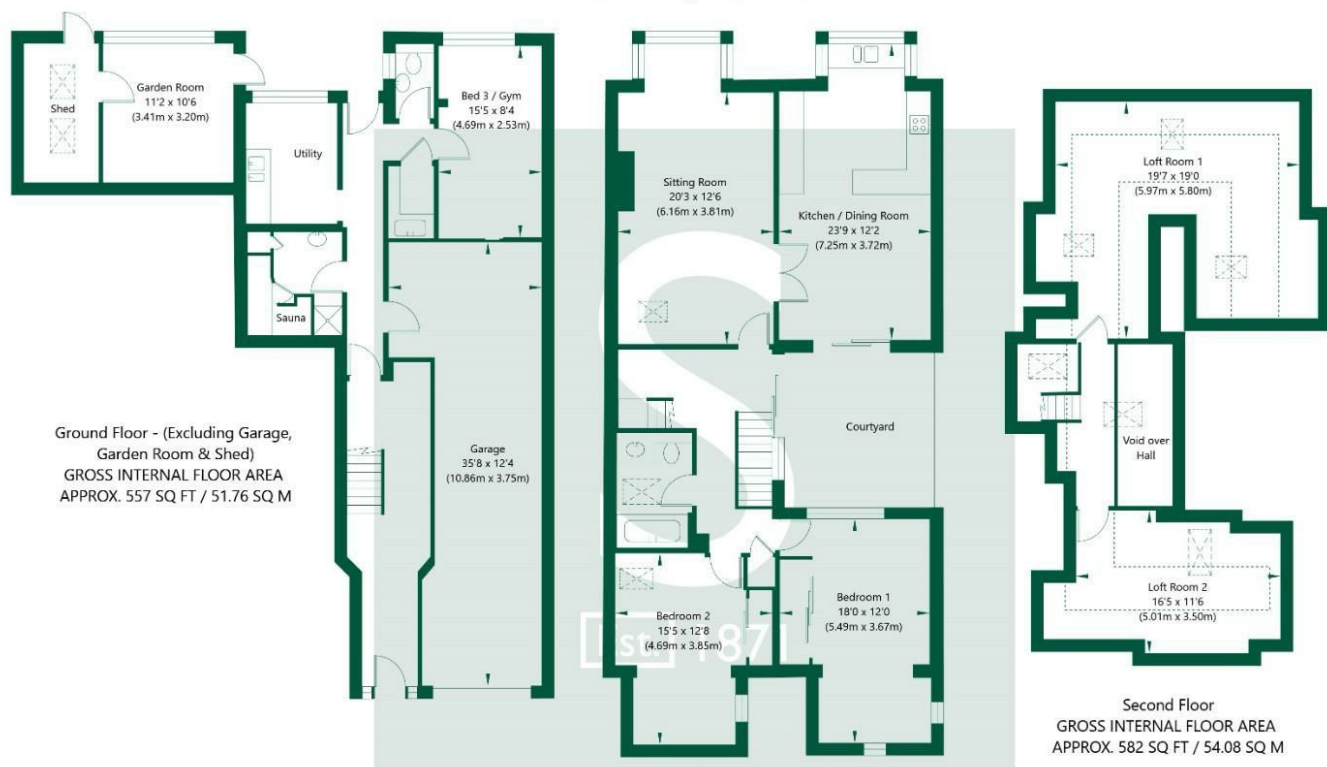
Council Tax: F - City of York

Current Planning Permission: No current valid planning permissions.

Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533.

\*Download speeds vary by broadband providers so please check with them before purchasing.

## Main Street, Heslington, York, YO10 5EA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2272 SQ FT / 211.06 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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