



**School Lane, Heslington, York  
Asking Price £995,000**

\*\*\*\*OUTSTANDING LOCATION \*\*\*\*

Set within one of York's most distinguished locations, Stephensons are delighted to offer for sale this individually commissioned, 6 bed roomed detached family house located off School Lane in the heart of Heslington Village. Having the benefit of new carpets to the first and second floors, and being internally decorated throughout.



## Accommodation

This detached house is certain to be of interest to young and mature families located in the heart of Heslington which continues to be one of York's most sought after locations.

The property is entered into a spacious reception hall with staircase leading to the first floor accommodation having a built in under stairs storage cupboard.

The principal reception room is a substantial lounge located at the front of the house with a mounted crushed stone fireplace in addition to a television aerial point and recessed ceiling downlighters. Double doors lead through into the garden room with French doors leading out onto the rear garden beyond.

Without doubt the feature room in the property is the open plan living kitchen having a stylish Beckermann range of built in base units to three sides with worktops and stainless steel sink unit. There is an additional range of matching high level storage and display cupboards with laminated splashbacks. The kitchen includes built in AEG and Prima ovens in addition to a separate four point Bosch induction hob with extractor canopy over. There is an integrated automatic dishwasher and plumbing for an American style fridge freezer unit. The kitchen includes a fitted breakfast bar and recessed ceiling downlighters.

Located off the kitchen is a rear utility room with a matching range of high and low level storage cupboards with inset stainless steel sink unit and plumbing for an automatic washing machine. The rear garden can be accessed from the utility room, as to can the downstairs cloakroom having a low flush WC and wash handbasin. There is a separate boiler room housing the Ideal gas fired central heating boiler with the ground floor accommodation completed by a separate study.

The ground floor features underfloor heating throughout.

The landing services all the first floor accommodation in addition to a further staircase to the second floor and houses the built in airing cupboard with hot water cylinder and electric immersion heater. The master bedroom has twin double fronted built in wardrobes and twin radiators. There is an ensuite bathroom having a low flush WC, wash handbasin, inset panelled bath and separate corner shower cubicle.

There is a guest bedroom suite again with twin double fronted wardrobes as well as an ensuite bathroom with low flush WC, bracketed wash handbasin, inset bath and walk in shower cubicle with drying bay. Bedrooms 3 and 4 located at the front of the house are further double bedrooms with the first floor accommodation being completed by the house bathroom again having a low flush WC, bracketed wash handbasin, inset bath and corner shower cubicle.

All four bedrooms include radiators and double glazed casement windows. To the second floor are two further spacious double rooms each with double glazed Velux roof lights, radiators and recessed eaves storage accommodation. Both bedrooms are serviced by a separate bathroom with low flush WC, wash handbasin and inset bath with wall mounted shower unit.

## To The Outside

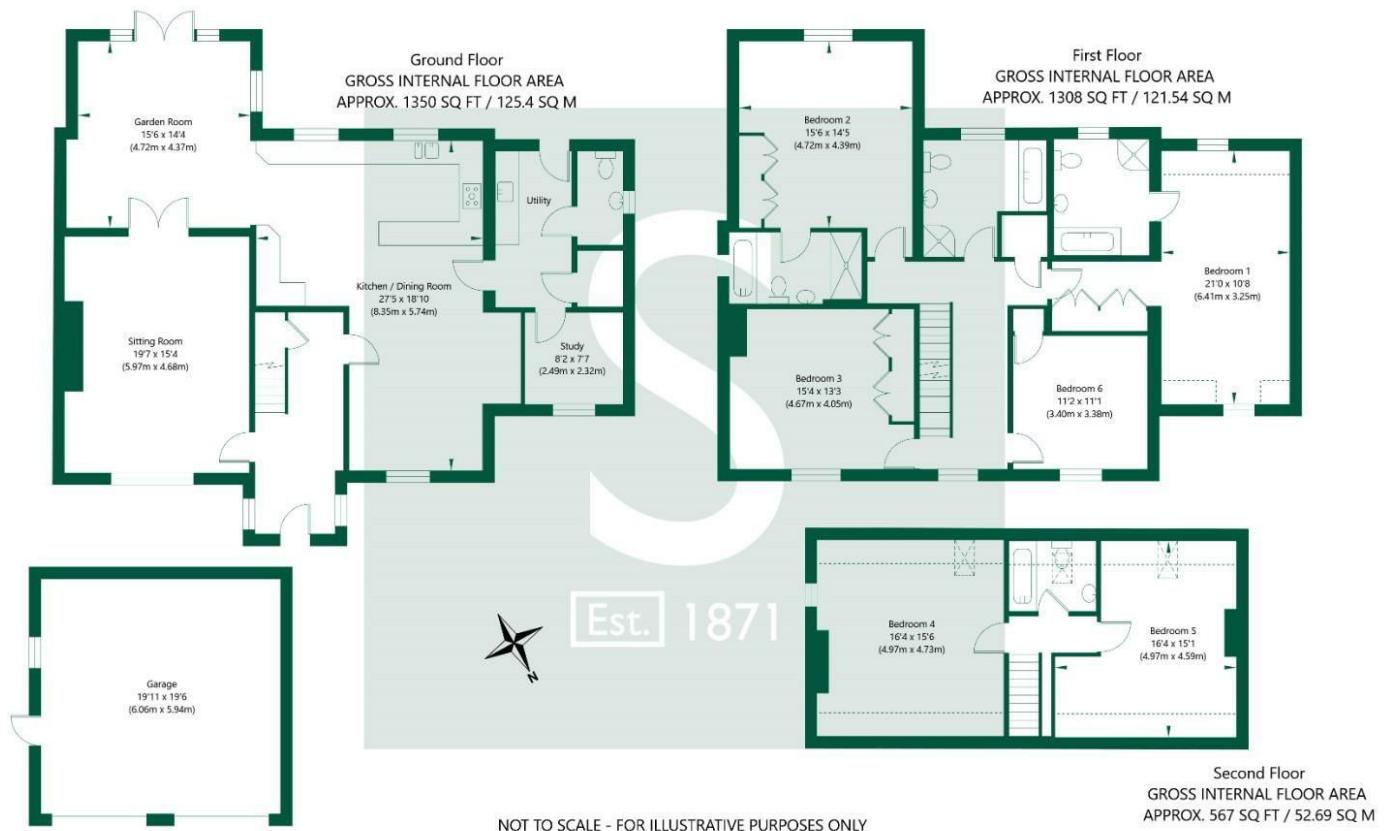
Externally the property is accessed directly off School Lane onto a substantial block paved front and side driveway with turning bay which provides off street parking for numerous motor vehicles. The driveway in turn gives access to the detached double garage being of brick and tiled construction with twin remote activated roller garage doors, electric lights and power.

The property's front garden is laid to lawn with a central flagged front pathway. A lockable wrought iron gate lead through into the rear garden beyond.

Adjoining the rear elevation is a full width flagged pathway which steps out onto a lawned rear garden beyond again with a central circular patio and herbaceous side borders. The rear garden is private and fully enclosed to all sides by fence and hedge lined boundaries with secondary garage access.

Crucially the property is being offered for sale with both vacant possession and no onward chain and an early inspection is strongly recommended.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 3225 SQ FT / 299.63 SQ M - (Excluding Garage)

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

[www.exposurepropertymarketing.com](http://www.exposurepropertymarketing.com) © 2021



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

## Associates

CS Hill FNAEA
N Lawrence

