



23A FAIRFAX CRESCENT  
Tockwith, York



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 23A FAIRFAX CRESCENT

York, YO26 7QX

A fantastic individual property with superb Eco credentials positioned on a larger than average plot with fabulous outbuildings, one of which could be converted to an annexe subject to planning.

## ACCOMMODATION

A fantastic individual property with superb Eco credentials positioned on a large than average plot with fabulous outbuildings.

Meticulously updated and improved throughout, this stunning home is sure to generate a high degree of interest from a broad range of purchasers.



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## 23a Fairfax Crescent

23a Fairfax Crescent offers a unique opportunity for prospective purchasers to obtain an individual detached Eco home which has extremely flexible beautiful accommodation with an open rear aspect. Private gardens, double garage, separate timber framed garage/store and positioned at the head of a cul-de-sac in this popular village. The unique design of the house allows it to stand out from the crowd. Several features including the quality woodwork and fittings throughout, vaulted ceilings on the first floor, plus a beautiful Juliet balcony off the amazing sitting room refitted kitchen and extensive views over the rear garden make this a property not to be missed.

The property has superb Eco credentials include A rated Energy Performance Certificate and the property benefits from underfloor heating, hot water, an EV charger boosted by energy saving solar PV panels which are supported by mechanical heat recovery ventilation units fitted in each room. 21 x solar thermal water panels plus mechanical heat recovery ventilation units in each room. The property also benefits from a multi-fuel burner, positioned in the stunning sitting room.

Timber panelled entrance door leads to the entrance vestibule with stone flagged flooring, underfloor heating, extensive built-in storage cupboards, perfect for coats and outside clothing. Timber door leads through to the inner hall with timber flooring and exposed oak staircase leading to the first floor. Living-dining-kitchen having recently been refitted with modern floor mounted units including a range of appliances and timber flooring throughout, living- dining area to the rear with full height and width glazing encompassing a door to rear patio. Bedroom 1 has full height and width glazing encompassing a door to the rear patio, allowing the prospective purchasers to wake up and open the curtains onto the beautiful patio and garden beyond. Bedroom 2 is at the front of the property and has a range of built-in wardrobes and on the opposite side of the hall is the ground floor shower room with utility cupboard off. The aforementioned oak staircase leads up to the first floor where Bedroom 3 and the house bathroom with beautiful slipper bath are located. Across the landing is the show-stopper. This is the sitting room with pitched ceilings and cathedral style glazing to the rear with Juliet balcony and views over the stunning garden and the open space to the rear. A spectacular room that purchasers will fall in love with.







## Outside

The property is positioned at the head of Fairfax Crescent in a private cul-de-sac. A gravelled driveway leads down the side of the property providing off street parking for numerous vehicles. This then leads to an area of hard standing which fronts the recently constructed oak-framed double garage with double doors. To the left-hand side, is a further brick building, previously a double garage, the building encompasses a garage space, large store and office. There is a first-floor storage area. These outbuildings will be of particular interest for someone who requires space for numerous vehicles or workshop space. The garden area is an absolute delight accessed from the master bedroom and open-plan kitchen-diner. Mainly laid to lawn with attractive paved patio, the garden has mature borders and

## The Appeal of our Home - The Owners Insight

Although we were initially attracted to the property's unique design with its high level of eco credentials, what really springs to mind is having the ability to walk out from the main bedroom, onto an enclosed patio on a warm spring morning or to watch the evening sunset from the Juliet balcony looking over the rear garden and the fields beyond.

## Situation and Amenities

The property is situated on the edge of the village of Tockwith. Tockwith is a thriving community affording an excellent range of amenities, including primary school, church, doctors surgery, village hall, local shop/post office, buys service and two public houses. A local railway station can be found at Cattal a short 5 minute drive away. This gives access to York station and the East Coast Main Line providing access to both London and Edinburgh.

## Services and other information

Mains drainage, water and electricity.





## Agents Note

The property benefits from an A rated energy performance certificate with under-floor heating, hot water and EV charger boosted by energy-saving, solar PV panels which are supported by mechanical heat recovery ventilation units fitted in each room. The property also benefits from a multi-fuel burner

## Local Authority and Council Tax

North Yorkshire County Council - Band E

## EPC

Energy Rate A

## Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

## What3Words

///relief.point.responses

## Viewings

Strictly by appointment with GSC Grays - 01423 590500







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



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