



1 STATION ROAD
Whixley, York



1 STATION ROAD

Whixley, York, YO26 8AH

A traditional village cottage beautifully maintained with a wealth of charm and character throughout offering 2 bedrooms, a useful attic room and superb extended dining kitchen positioned in the popular village of Whixley.

ACCOMMODATION

Pretty traditional terraced cottage with many original features

Superb extended dining kitchen

Delightful sitting room with beams and wood burning stove

Bathroom and separate shower room

Two bedrooms and useful attic room

Forecourt and garden to the rear



GSC GRAYS

PROPERTY • ESTATES • LAND

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1 Station View

Delightful 2 bedroom cottage with attic room giving wonderful views across the Vale of York in the sought-after village of Whixley.

The cottage comprises an entrance lobby leading into a pretty beamed sitting room, with wood burning stove and storage cupboards, shower room. Superb extended large dining kitchen to the ground floor with doors leading to the rear garden allowing alfresco dining. On the first floor are two bedrooms with bathroom and loft access with pull down stairs to the attic room.

Outside

Charming low maintenance rear garden with a paved seating area, small lawn, storage shed and double timber access gates to the side.

The Appeal of our Home - The Owners Insight

"What we've loved most about living here is the balance between old and new. The cottage is full of original features, exposed beams and natural wood, giving it so much warmth, character and a real sense of its history, while the bright, modern kitchen is where we've spent most of our time together, enjoying the views across the Vale of York, the Wolds and even York Minster. In the winter we love having the log burner lit, and as keen gardeners we've especially enjoyed having the allotments just beyond the garden. Above all, we've loved living in such a friendly village, with wonderful neighbours and a real sense of community."





Situation and Amenities

Whixley is an historic village located to the east of the A1, equidistant between Harrogate and York, with a thriving community spirit and a good range of day-to-day amenities including a village shop, church, village hall, public house with restaurant and park. Nearby Knaresborough and Boroughbridge both offer a wider range of facilities, while the historic spa town of Harrogate and the cathedral city of York provide more extensive shopping, recreational and leisure facilities. Communications links are excellent: the nearby A1(M) ensures easy access to both the north and south of the country and the national motorway network, as do the excellent links from Cattan train station which offers regular services to Harrogate, York, Leeds, and central London. The area offers a wide range of schools for children of all ages both in the public and private sectors, with Kirk Hammerton primary school Queen Ethelburga's College a few minutes drive.

Services and Other Information

Mains electricity water and drainage. Oil fired central heating system

Local Authority and Council Tax Band

North Yorkshire County Council

Council Tax Band C



EPC

Rating D

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.

Rights of Way, Wayleaves and Easements

There is a right of way for neighbouring properties over the rear garden.

Viewings

Strictly by appointment with GSC Grays - t: 01423 590500

What3Words

///heats.presses.swoning

Disclaimer

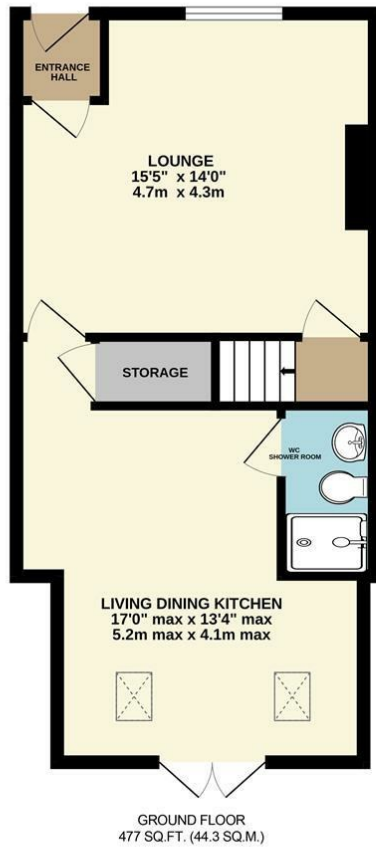
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars and Photographs

Particulars written - June 2026

Photographs taken - June 2026



TOTAL APPROX. FLOOR AREA EXCLUDING ATTIC ROOM 846 SQ.FT. (78.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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