THE COTTAGE, PARK VIEW

York



BEADNALL
Copley

Nestled in the heart of a picturesque village, this charming character terraced house offers the perfect blend of countryside tranquillity and everyday convenience. The property features a delightful private garden, ideal for relaxing or entertaining, along with the added benefit of off-road parking.

Asking Price: £360,000

PARTICULARS

Whixley, YO26 8AT

A beautifully presented and spacious three-bedroom period terraced home, arranged over three floors and enjoying attractive open views across parkland. Situated in the sought-after village of Whixley, this characterful property combines period charm with modern conveniences, making it an ideal family home.

The property benefits from oil-fired central heating and UPVC double glazing throughout. The accommodation briefly comprises an entrance porch leading into a welcoming reception hall, a comfortable living room featuring a multi-fuel burning stove, and a well-equipped breakfast kitchen fitted with an electric hob, Smeg single oven, integrated fridge, freezer, and dishwasher.

To the rear of the property is a versatile study/utility area with plumbing for a washing machine, together with a separate dining room enhanced by a large Velux roof window, creating a bright and inviting space for entertaining or family meals.

The first floor offers two well-proportioned bedrooms, the larger of which includes a useful built-in storage cupboard. The stylish house bathroom is fitted with a bath, separate walk-in shower, WC, and wash hand basin.

Occupying the entire second floor, the impressive master bedroom provides a generous retreat with useful eaves storage.

Externally, the property enjoys an enclosed front garden laid to lawn with a gravel pathway and raised flower beds. To the rear, a shared driveway provides access to two off-street parking spaces, while the fully enclosed rear garden is mainly laid to lawn and includes a substantial 12' x 12' storage shed, offering excellent outdoor storage or workshop potential.







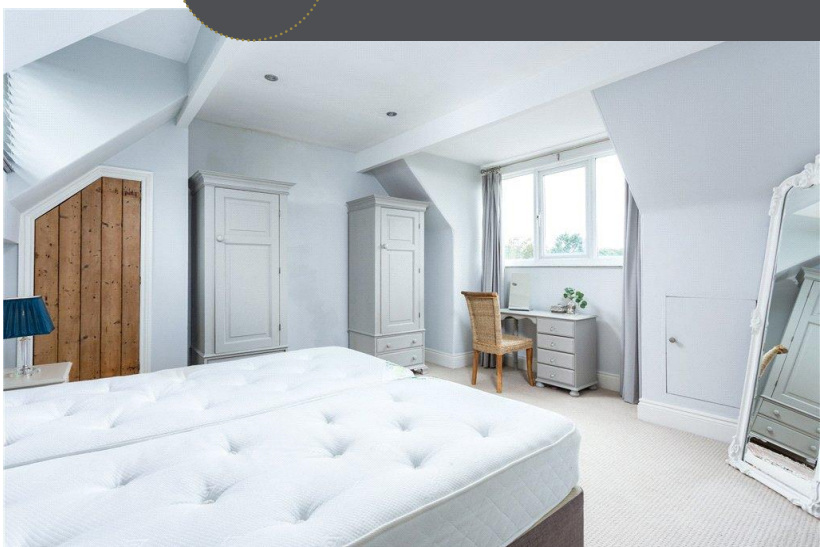
3

1

1

For further information visit:
www.beadnallcopley.co.uk







SITUATION

A thriving market town

Whixley is an ancient, picturesque village and civil parish located in the Harrogate borough of North Yorkshire, England. Situated just north of the A59 road and east of the A1(M) motorway, it sits roughly 10 miles west of the historic city of York. The village is widely regarded as an excellent place to live, boasting an active community, rich history, and beautiful rural surroundings.

- Rail Links *(Harrogate/York)*
- Schools *(within 2 miles)*
- Road Links *(A59, A1)*
- Eateries *(within 2 miles)*
- Shops *(within 2 miles)*

For further information visit:
www.beadnallcopley.co.uk







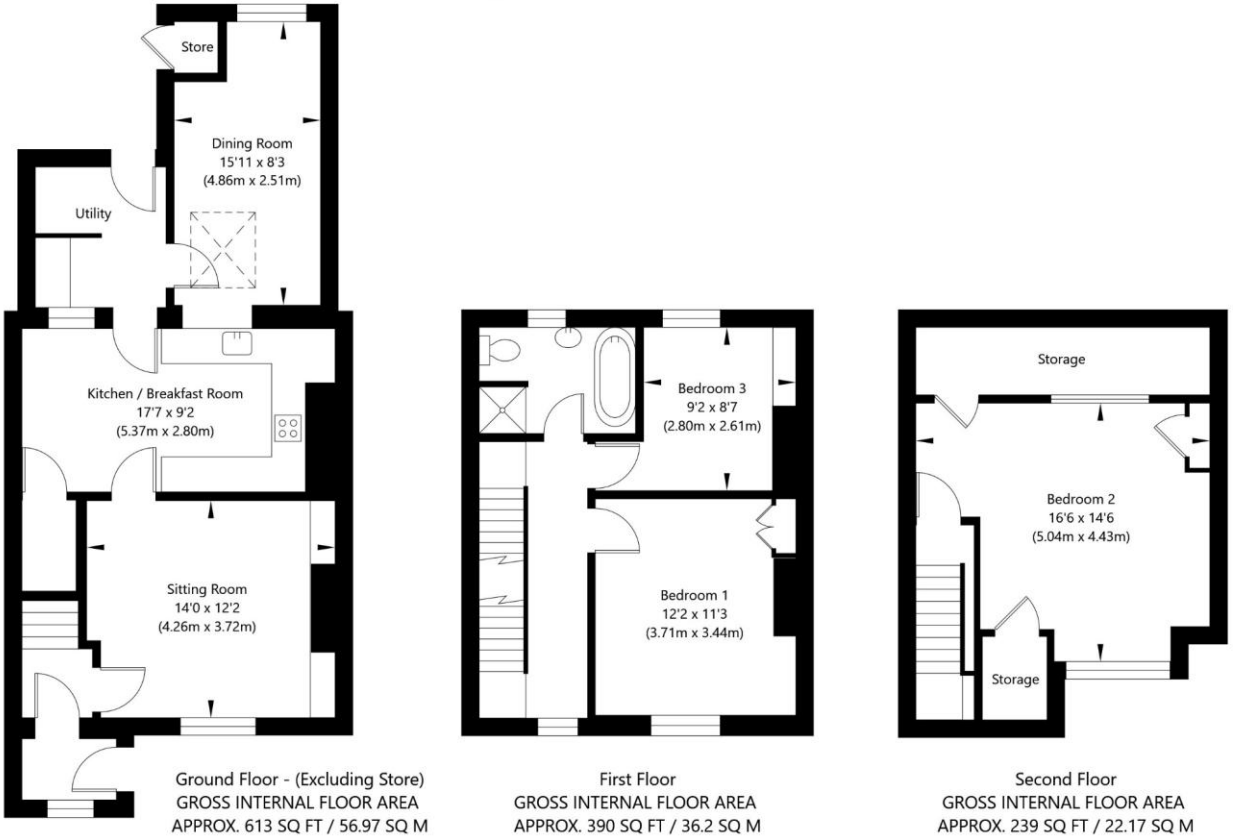




THE SPACE

Dimensions / Specifications

The Cottage, Park View, Whixley, YO26 8AT



Ground Floor - (Excluding Store)
GROSS INTERNAL FLOOR AREA
APPROX. 613 SQ FT / 56.97 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 390 SQ FT / 36.2 SQ M

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 239 SQ FT / 22.17 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1242 SQ FT / 115.34 SQ M - (Excluding Store and 2nd Floor Storage)
All Measurements are approximate and should be independently verified.
Yorkshire Lens Photography © 2026



To book a viewing call us on:
01423 503 500 or email us:
harrogate@beadnallcopley.co.uk

Lettings Service
Leave Harrogate on Wetherby Road. At the Kestrel Roundabout, turn left onto the Harrogate Bypass (A661), continue straight across for the next three roundabouts, continue over the A1(M) interchange, following signs for York. After approximately 2 miles take the left turn onto Clockhill Field Lane signed posted Whixley and follow the road into the village for 0.8 miles before turning right onto Park View. The property will be on your left, identified by our "For Sale" board.

Tenure
Freehold

Services
All mains services are connected to the property.

Energy Rating/Council Tax Band
EPC D & Band C

Property Misdescription Act
These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly (a) their accuracy is not guaranteed and neither Beadnall & Copley nor the vendor(s) accept liability in respect of their contents, (b) they do not constitute an offer or contract of sale and, (c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.

Lettings Service
Our Lettings Service offers landlords a comprehensive and professional service for residential lettings. We have the expertise and marketing skills to attract good calibre tenants and to manage properties diligently. Please call our Lettings Division on Harrogate (01423) 505458 or email lettings@beadnallcopley.co.uk