

AUBURN HILL



FLAWITH | YORK | NORTH YORKSHIRE | YO61 1SF



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York 12 Miles, Boroughbridge 9 Miles, Easingwold 4 miles (all distances approximate)

An exceptional five bedroom family home, with versatile living space and immaculate throughout.

CROFT

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ACCOMMODATION AND AMENITIES

Ground Floor:

Open plan living/dining room, entrance hall with access to the utility room and downstairs W.C., open plan kitchen diner and sitting room overlooking the garden.

First Floor

Guest bedroom with ensuite shower room/W.C. and built in wardrobes three further double bedrooms (two with built in wardrobes) and house bathroom.

Second Floor

Master suite with built in wardrobes, eaves storage and ensuite bathroom.

Outside

South west facing private and landscaped rear garden with garden shed, patio seating area and pond, Tarmac driveway with parking for four cars.







INTRODUCTION

Built in 2008 Auburn Hill, is a superb home offering gorgeous living space throughout and located in a highly sought after village north of York and close to the fashionable Georgian market town of Easingwold.

The house is spacious and light, beautifully presented and attention to detail is clearly evident. Oak flooring with underfloor heating runs throughout the downstairs of the property and plenty of french and bi folding doors have been fitted to allow the light to flood in.

The 24.5ft long open plan kitchen and dining area is ideal for day to day living and overlooks the south west facing garden. The kitchen has plenty of workspace and storage with a central island, pantry and a rangemaster electric oven. The utility offers additional storage space as well as space for a fridge freezer and plumbing for a washing machine and tumble dryer.

Auburn Hill has two large reception rooms. The open plan sitting room and dining room, with under floor heating, is located at the front of the property and the family/sitting room located at the rear. Both enjoy views onto the garden, sonos sound systems and wood burning stoves for those cosy winter nights in.

Located upstairs, via the bespoke oak staircase, are four double bedrooms, the house bathroom with separate shower and twin sinks as well as a spacious landing (perfect for a study area/office space). The guest bedroom is generous in size and has built in wardrobes, Velux windows with built in blinds and an ensuite shower room. The master bedroom suite is located on the second floor and has built in wardrobes, an ensuite shower room and W.C. and additional storage space in the eaves.

The property has a very private and beautifully manicured enclosed south west facing garden with mature shrubs and plants as well as a raised water feature/pond. The current vendors have built a fantastic garden shed with light and power offering additional storage space or the opportunity to create an outside office space/studio. The two seating areas are well placed in the garden to make the most of the sun throughout the day

To the front of the property there is a tarmac driveway which provides parking for 4 cars.

Environs

Flawith is a popular village in North Yorkshire with a strong community. The Georgian market town of Easingwold is 4 miles away offering a wide range of amenities including, shops, cafes and boutiques. Tollerton is a neighbouring village with an award-winning village shop and post office. There are a number of gourmet restaurants close by where you will always be greeted with a warm welcome, fine wine and a pint. Aldwark Manor Golf Club and Spa Hotel with swimming pool and gym is under 2 miles away.

Flawith is situated close to the A19 which has excellent transport links. York station has a regular service to Kings Cross.

The area is well served by schools for children of all ages, including Alne Primary school and Easingwold Secondary which also provide a bus service. Independent schools include Cundall Manor, Queen Ethleburga's and St Peter's in York.





ADDITIONAL INFORMATION

Services

We are advised that the property has mains electric, water and sewerage. The property has a pressurised hot water system, 25mb per second internet speed and the central heating is oil fired (a new oil tank has been fitted 18 months ago).

Local Authority

Hambleton District Council, Civic Centre, Stone Cross. Rotary Way
Northallerton, North Yorkshire DL6 2UU
01609 767230 hambleton.gov.uk

Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

Directions

On entering Flawith travelling north, the property is located on the right-hand side just before Flawith veterinary practice.

Viewing

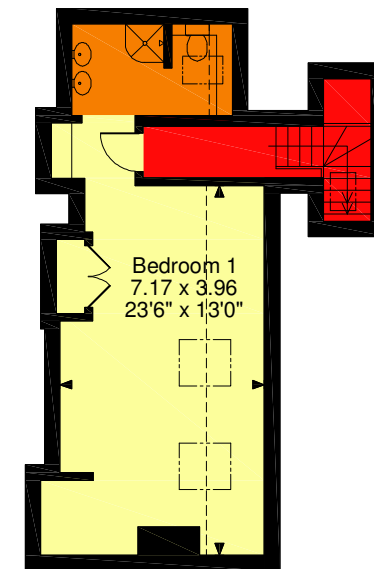
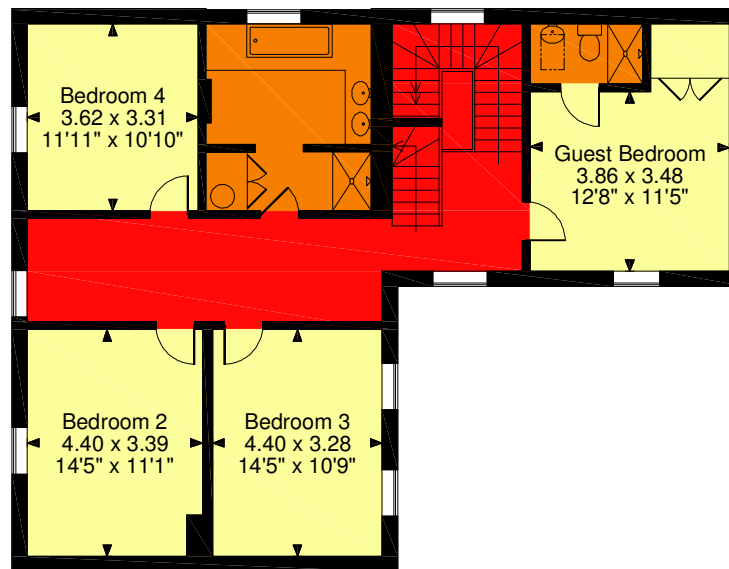
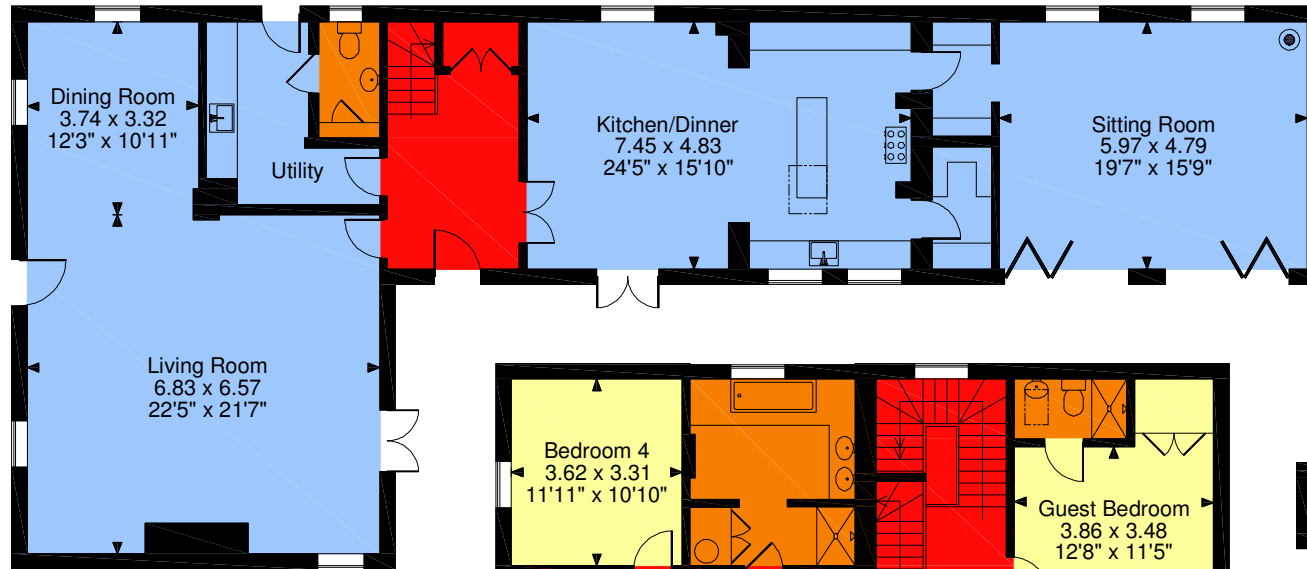
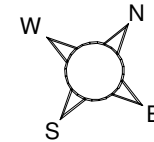
Strictly through the selling agent:
Croft Residential
Pavilion 2000
Amy Johnson Way
York YO30 4XT

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Auburn Hill, York
Approximate Gross Internal Area
3096 Sq Ft/288 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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