Leckby House | Flaxton, York

BoultonCooper

BC Est. 1801

Leckby House
Flaxton, York

Leckby House is a rare example of a rural property with a significant range of outbuildings, gardens and grounds in this desirable location. The property is now in need of a full programme of modernisation and upgrading, but offers scope to incorporate the adjoining domestic outbuildings and/or extend to the front, side or rear, to create a superb family home. To the outside, the property includes a range of traditional domestic and agricultural outbuildings, attractive gardens, and grounds.

The property is ideally situated to the south of the popular North Yorkshire village of Flaxton, and yet only 9 miles from the city of York, and will appeal to those seeking a small-holding with scope for improvement and further development (subject to the necessary planning permissions).

In all extending to 2.4 acres (1.06 hectares) or thereabouts.

Offers In The Region Of £525,000

ACCOMMODATION

ON THE GROUND FLOOR

DINING ROOM
4.47m x 3.71m (14'8 x 12'2)
Timber framed double glazed French doors to the rear, single glazed sliding sash window, cast iron wood burning stove on a stone hearth, surround and timber mantelpiece, built-in cupboard and display alcove, picture rail, double radiator.

SITTING ROOM
3.68m x 3.63m (12'1 x 11'11)
Single glazed sliding sash window to the rear, twin display alcoves, open fireplace on a tiled surround, hearth and mantelpiece, single radiator.

KITCHEN
3.86m x 2.74m (12'8 x 9')
Fitted with a basic range of base and wall mounted units, integral Indesit electric oven with 4 ring hob and extractor fan over, laminate parquet style floor, single sink and drainer, single glazed window to the front, single radiator, access to:

INNER HALL
Staircase to first floor, single radiator.

STUDY
2.74m x 2.34m (9' x 7'8)
With uPVC double glazed window to the front, single radiator.

UTILITY ROOM
3.76m x 3.05m (12'4 x 10')
Stainless steel sink and drainer, plumbing for washing machine, oil fired boiler, loft room over (12'4" x 10'), original electric consumer unit, access to outside.

TO THE FIRST FLOOR

LANDING
2.51m x 0.91m (8'3 x 3')
Small loft hatch.

BEDROOM 1 (SE)
4.45m x 3.71m (14'7 x 12'2)
Timber framed single glazed window to the rear, built-in cupboard, single radiator.

BEDROOM 2 (NE)
3.71m x 3.66m (12'2 x 12')
Single glazed window to the rear, single radiator.

BEDROOM 3 (NW)
2.77m x 2.34m (9'1 x 7'8)
With uPVC double glazed window to the rear, single radiator.

BATHROOM
3.66m'3.35m" x 2.74m' max (12'11" x 9' max)
A three-piece suite comprising panelled bath, low flush wc, pedestal wash hand basin. Front aspect uPVC double glazed window, airing cupboard with shelving and housing the hot water cylinder, double radiator.

OUTSIDE
The property is approached along a single-track private driveway from the adopted highway to the west. There are lawned gardens to the front, side and rear of the dwelling with herbaceous borders and evergreen treeline to the front and side elevations. The former gardens extend to a rough grass area to the east with an overgrown pond area. The domestic range of curtilage outbuildings lie to the south elevation and comprise:

SINGLE STOREY RANGE
13.72m x 3.05m (45' x 10')
Comprising of 4 no. stores, and of brick construction under a pantile roof.

IMPLEMENT STORE & STABLE
9.27m x 4.62m (30'5 x 15'2)
Two storey range of brick construction under a pantile roof, open fronted to the side elevation, part concrete floor.

BC
Est. 1801

POULTRY STORES
5.49m x 4.70m (18' x 15'5)
Of brick construction under a PCI roof, 2 no. bays.

GARAGE
6.25m x 4.19m (20'6 x 13'9)
Of brick construction under a pantile roof.

LOG STORE & COALHOUSE
7.98m x 2.26m (26'2 x 7'5)
Of brick construction under a pantile roof.

GENERAL PURPOSE AGRICULTURAL BUILDING
27.43m x 13.72m (90' x 45')
Of steel portal frame construction under a fibre cement roof, part open fronted to 4 no. bays, concrete block walls with Yorkshire Boarding and fibre cement sheet walls above, concrete floor.

SERVICES
We understand that the property is connected to mains electricity and water supplies. Central heating is provided by an oil-fired boiler, and drainage is via a private septic tank. The services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE
We understand to be freehold with vacant possession upon completion.

VIEWING
Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

DIRECTIONS
From our Malton office, proceed on to the B1224 Malton Road and join the A64 westbound towards York for approximately 9 miles and then take the right hand turn signposted Flaxton. Proceed into the village and in the centre of the village turn left on to York Road. Leckby House can be found on your left hand side and clearly identified by our Boulton and Cooper "For Sale" board.

COUNCIL TAX BAND
We are verbally informed the property lies in Band TBC. Prospective purchasers are advised to check this information for themselves with York City Council: 01904 551550.

ENERGY PERFORMANCE RATING
Assessed in Band F. The full EPC can be viewed at our Malton Office.

METHOD OF SALE
For Sale by Private Treaty, though the vendors retain the right to conclude the sale by other means.

ADDITIONAL KEY INFORMATION
The outgoing tenant has reserved a right of holdover to use the existing access and General Purpose Agricultural Building until 31st December 2021, or earlier by agreement. The purchaser will be responsible for erecting and thereafter maintaining stockproof fences between points A - B, C - D, and E - F on the enclosed sale plan, within 28 days of legal completion.

VENDOR'S SOLICITOR
Harrowells Solicitors.
Jenni Bartram, Malton office.

AGENT'S NOTE
One of the Trustees of the property is a partner in the company.

BC
Est. 1801

VIEWING

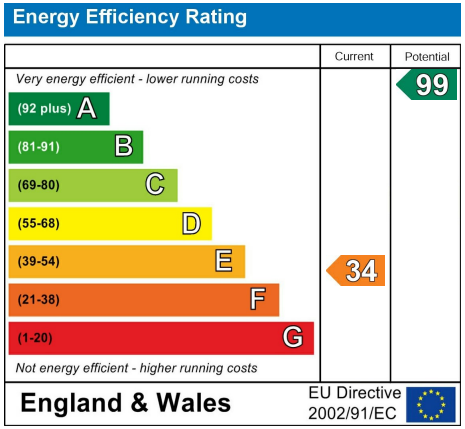
Strictly by appointment with the Agents.

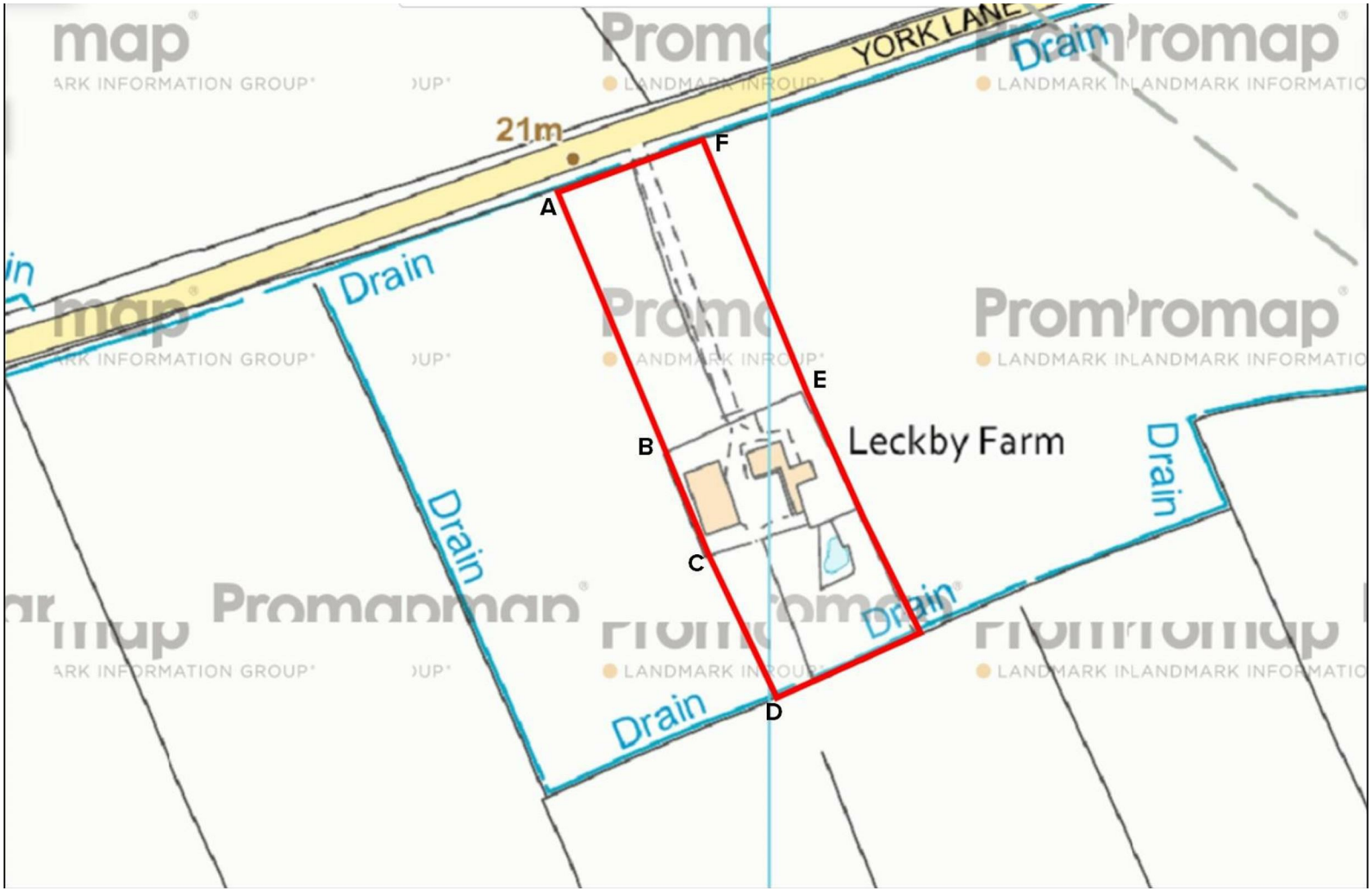
COUNCIL TAX BAND

TBC

ENERGY PERFORMANCE RATING

F





BC
Est. 1801

Leckby House | Flaxton, York

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House - 1453 SQ FT / 135.01 SQ M
Outbuildings - 1944 SQ FT / 180.53 SQ M
Total - 3397 SM FT / 315.54 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2021

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.
BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801

BC Est. 1801

St Michaels House, Malton
North Yorkshire, YO17 7LR

t: 01653 692151
e: malton@boultoncooper.co.uk
boultoncooper.co.uk

RICS® Regulated by RICS

BoultonCooper