



2 Byland Road,
Coxwold
York, YO61 4BB
Guide Price
Guide £395,000



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

Located in the highly sought-after village of Coxwold, this exceptionally spacious detached bungalow presents a rare opportunity to modernise and create a bespoke residence in a peaceful and picturesque setting. With large rooms, beautiful gardens, and scope for redesign, this property is ideal for buyers looking for a unique and long-term home in a premier North Yorkshire village.



The Property

Set in the ever-popular and picturesque village of Coxwold, this substantial detached bungalow offers a rare opportunity to modernise and reconfigure a spacious home to suit your personal requirements. Not seen on the open market for over 30 years, properties of this size and position in the village are exceptionally hard to find.

The central hallway provides access to all the accommodation. To the front elevation, the spacious living room features a large picture window overlooking the front garden and a decorative open fire as its focal point. Adjacent is the generous dining kitchen, offering a wealth of storage with both base and wall units, excellent worktop space, and access to the side of the property.

There are two large double bedrooms—both with fitted wardrobes—as well as a third single bedroom. The main bathroom includes a panelled bath, separate shower cubicle, pedestal wash basin, and tiled surrounds, with an adjacent separate cloakroom for added convenience.

Accessed from the hallway, a beautiful conservatory has been added to the rear of the home, overlooking the private and well-maintained rear garden. The outdoor space features established herbaceous and flowering borders, a lawn, elevated flowerbeds, and a charming stone wall providing privacy and visual appeal. There is also a patio seating area ideal for enjoying this tranquil setting.

A large gravel driveway offers off-road parking for several vehicles and leads to an oversized garage with doors to both front and rear elevations, offering excellent storage or workshop potential.

Important Information

The property is Freehold

Council: North Yorkshire

Tax Band: E

EPC: E

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2395-0580-2305-4305>

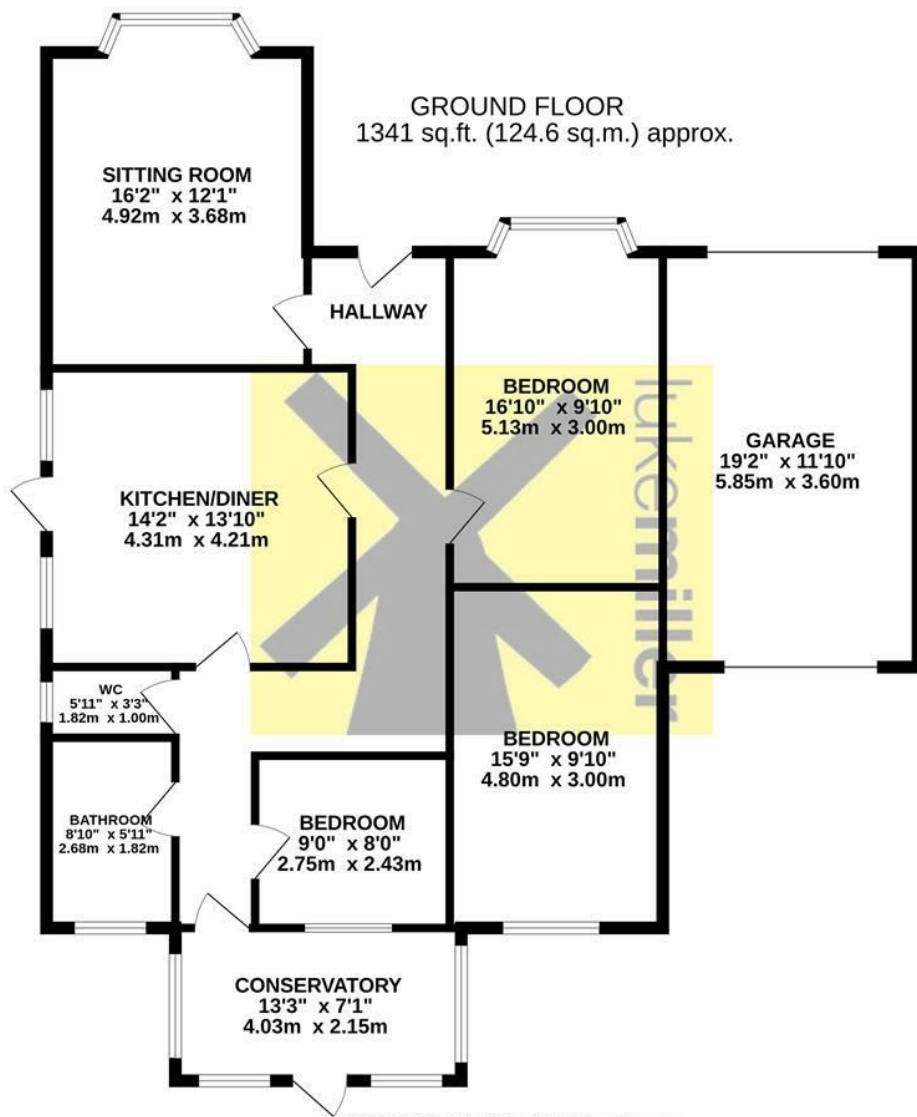
Disclaimer

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

The copyright and all other intellectual property rights on this site, including marketing materials, trademarks, service marks, trade names, text, graphics, code, files, and links, are owned by Luke Miller & Associates. All rights are reserved.







TOTAL FLOOR AREA: 1341 sq.ft. (124.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025



Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA