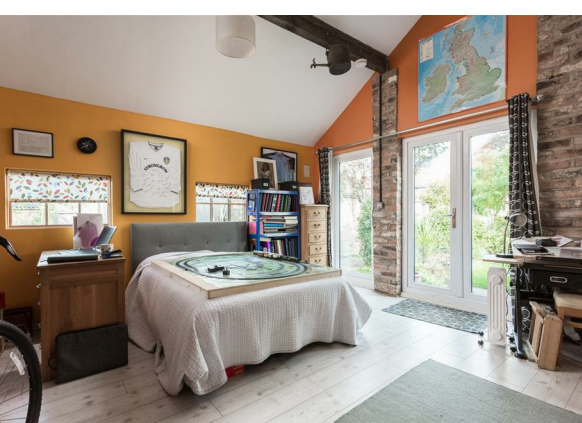
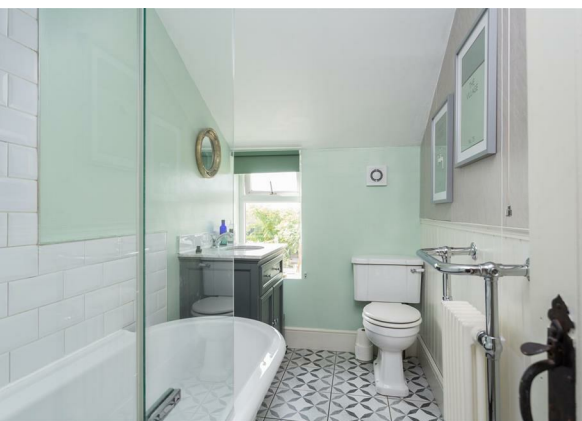




## The Village, Haxby, York £390,000

A wonderfully presented period cottage filled with charm and offering good-sized living accommodation whilst overlooking The Village. The property sits on a generous plot complete with large garden studio and off-street parking.





Upon entering the property is a useful porch area with stairs leading up to the first floor and giving access into the sitting the room.

The sitting room has timber beams to the ceiling with a log burning stove positioned centrally with feature tiled surround and timber mantle. There is a useful understairs storage cupboard and shelving with cabinet below.

An open entrance with exposed timber beam above leads into the dining kitchen which is modern in design. There are both wall and base units and laminate preparation surfaces which incorporate a sink with drying area. The kitchen has a number of integrated appliances including fridge, electric oven and 4 ring electric hob. There are French doors leading out to the rear, a full height storage cupboard and log burning stove with brick inlay and slate tiled hearth.

Accessed off the kitchen is the rear entrance porch which has a stable door leading out to the patio area and also offers access into a spacious boot room and then through into a convenient downstairs WC with space for a washing machine.

To the first floor are two double bedrooms both of which have built in storage with bedroom one enjoying views across The Village and bedroom two of the rear garden.

The house bathroom comprises a three-piece suite including freestanding bathtub with shower over, wash hand basin and WC.

There is a substantial, walled garden to the rear with both patioed and lawned areas and well-kept flowerbeds and borders. To the bottom of the garden are storage sheds and a vegetable patch. A gated entrance leads out to the off-street parking which is accessed of Sandyland.

There is also a significant brick-built outbuilding with vaulted ceiling and French doors.

To the front of the property is a small garden with gated entrance and brick paved path leading up to the entrance door.

It is therefore, as agents, that we strongly recommend an internal inspection.

The Village, Haxby, York, YO32 2JR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1114 SQ FT / 103.51 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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