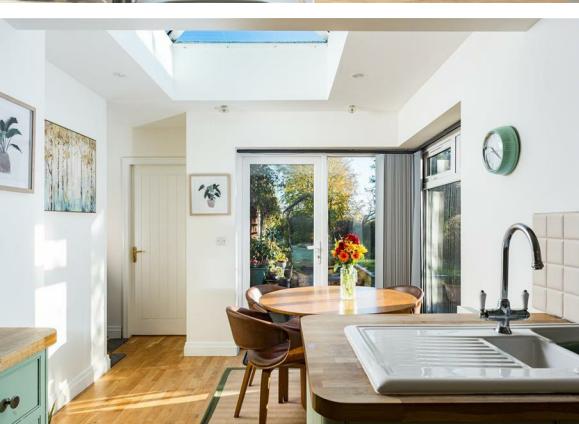




## Park Estate, Haxby, York Asking Price £700,000

\*\*\*\* STUNNING REAR GARDEN \*\*\*\*

A well presented and previously extended modern detached house featuring a delightful lawned rear garden and offering flexible 4 bedroom family living accommodation with open plan breakfast kitchen and spacious through lounge.



## Accommodation

An ideal opportunity for young and mature families to acquire this well presented and significantly extended modern detached house, set in the exclusive Park Estate and featuring a stunning rear garden.

The property is entered via a composite front door into a reception hall with staircase leading to the first floor accommodation, double fronted cloaks cupboard and radiator. Crucially there is a downstairs W.C. having a low flush toilet and wash hand basin. There is a heated towel rail and wall mounted Ideal gas fired central heating boiler.

The breakfast kitchen is located centrally within the property, having a range of built-in base units to 3 sides with Butcher's block worktops and inset ceramic sink unit. There is an additional range of matching high level storage and display cupboards with tiled splashbacks. Included within the sale is a Belling 5 point electric range cooker and extractor fan. The kitchen also includes a built-in dishwasher and provides ample space for a freestanding breakfast table. There is a modern contemporary radiator with secondary radiator, French doors leading out onto the rear gardens and a feature roof lantern.

The kitchen has plumbing for a washing machine and has a second circular sink unit. To the rear of the kitchen is a self-contained Annex having a further kitchenette with high and low level storage cupboards, built-in oven and hob in addition to a sink unit. The Annex also features French doors to rear elevation, a roof lantern and double radiator. The Annex leads through into an en suite downstairs bedroom, which has a single radiator, ceiling down lighters, in addition to an en suite shower room with a low flush toilet, wash hand basin and walk-in shower cubicle with full height tiled splashbacks. The en suite also has a heated towel rail, extractor fan, and ceiling down lighters.

The ground floor accommodation is completed by a spacious through lounge having a feature open fireplace with stone hearth and exposed brick surround. French doors lead out onto the rear gardens and there are twin radiators and a television aerial point.

The first floor landing services all the first floor accommodation and has a radiator and arched casement windows to the front and side elevation.

To the first floor are 3 generous bedrooms, main bedroom of which is located at the front of the house with bedroom 2 at the rear having a triple fronted wardrobe. Bedroom 3 is also positioned at the front, with all the bedrooms benefitting from uPVC framed double glazed casement windows and radiators.

Finally, there is a modern house bathroom having a 3-piece suite comprising a low flush W.C. pedestal wash hand basin and inset Jacuzzi bath with wall mounted shower attachment and full height tiled splashbacks. The bathroom also includes a heated towel rail, loft hatch, extractor fan, and ceiling down lighters.

## To The outside

The property occupies a choice corner plot position having dual access with a gravelled front drive and hardstanding which provides off street parking for numerous vehicles.

The front garden has a planted front border, and a gated access leads down the side of the property through into the rear.

Adjoining the side elevation is a further gravelled hardstanding providing ample space for garden furniture, ideal for outside entertaining.

The property's rear garden stretches to approximately 150ft in length and is, without doubt, the feature of the property.

Adjoining the side and rear elevations is a flagged patio with raised border. The patio steps out onto the rear garden which is extensively laid to lawn from front to rear, with adjoining herbaceous borders and a central Willow tree.

There is a secondary garden which forms part of an orchard which includes 6 apple trees, 2 plum trees and a pear tree. To the rear of the garden is a hardstanding with a greenhouse which is included within the sale. In addition, there are a number of boxed vegetable beds.

The rear garden has defined hedged lined borders, with an open rear aspect. The garden creates an ideal family environment, and an early inspection is strongly recommended.

## Additional Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 39\* Mbps download speed

EPC Rating: D

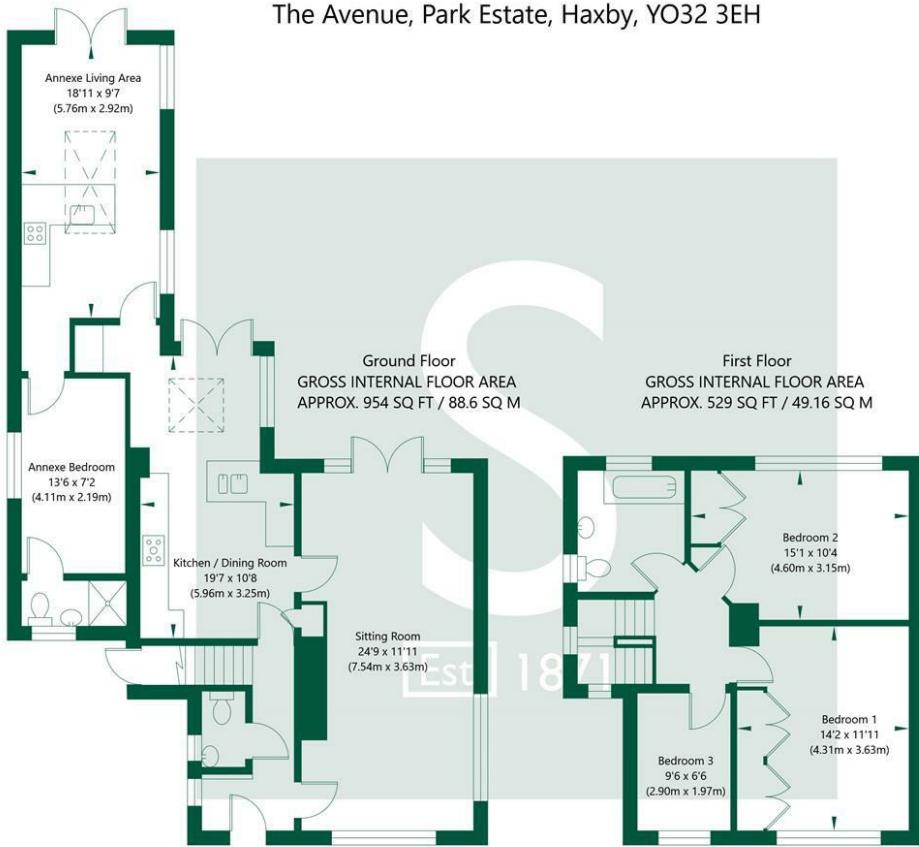
Council Tax: D - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.

## The Avenue, Park Estate, Haxby, YO32 3EH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1483 SQ FT / 137.76 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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