



## Old Dike Lands, Haxby, York Asking Price £495,000

\*\*\*\* PRIVATE REAR GARDEN \*\*\*\*

A well maintained detached house occupying a generous plot with excellent frontage, and featuring an open plan breakfast kitchen, 4 bedrooms and detached single garage.



## Accommodation

An ideal opportunity for young and mature families to acquire this spacious, modern, detached house set within a peaceful cul de sac, in the heart of Haxby.

The property benefits from gas fired central heating and uPVC framed double glazing throughout and is located within short distance of the local primary school as well as walking distance to village amenities.

Internally, the property is entered via a composite front door into a reception hall, with central staircase leading to the first floor accommodation.

The principal reception room is a spacious lounge having a bay window to the front elevation with radiator under. The lounge features an electric fireplace set on a marble hearth with matching surround. There is a television aerial point and floor to ceiling contemporary radiator.

French doors lead into the rear conservatory, which is of brick and uPVC construction with surrounding casement windows with French doors that lead out onto the rear gardens beyond.

One of the feature rooms of the property, is the open plan dining kitchen which has a range of built-in base units to 3 sides with laminated worktops and inset polycarbonate sink unit. There is an additional range of matching high level storage and display cupboards, with ceramic tiled splashbacks. The kitchen provides electric and gas points for cooking, as well as plumbing for a washing machine and dishwasher. There is ample space for a freestanding dining table, in addition to a built-in under stairs storage cupboard, 2 separate radiators and space for a fridge freezer unit. The kitchen also houses the new Worcester gas fired central heating boiler.

The ground floor accommodation is completed by a cloakroom which has a low flush W.C. and wash hand basin.

The first floor landing services the entirety of the first floor accommodation and has a loft hatch which gives access to a partially boarded loft with dropdown ladder and ring main. Included within the sale is a double fronted medicine cabinet.

The main bedroom is positioned at the front of the house being a spacious double room, having an open fronted wardrobe with hanging rail and shelving.

Bedroom 2 is a further double room having a built-in wardrobe and over stairs cupboard. Bedroom 3 is currently used as a working study, with bedroom 4 being a double room located at the rear. All 4 bedrooms benefit from uPVC framed double glazed casement windows and radiators.

The internal accommodation is completed by a modern house bathroom, having a contemporary three-piece white suite comprising of a low flush W.C. wash hand basin and inset panelled bath with wall mounted power shower unit and fully tiled walls. There is a mirror fronted medicine cabinet, radiator, mounted towel rail, tiled flooring, extractor fan and ceiling down lighters.

## To The Outside

The property is accessed directly off Old Dike Lands onto a generous flagged front hardstanding and driveway which provides off street parking for numerous vehicles.

The property's front garden is being well maintained, being extensively laid to lawn with a planted front border. A wrought iron gate gives access down the side of the property through into the rear.

Adjoining the rear elevation is a flagged Indian Stone patio, ideal for outside entertaining.

The patio steps up onto a shaped rear garden, which is extensively laid to lawn with herbaceous borders and surrounding fenced boundaries.

This property is being sold with a detached single garage, which is of brick construction with light, power, and side courtesy door. An outside shed is included within the sale and there is external light and power to both the front and rear of the property.

The house occupies a generous corner position, with enclosed gardens creating an ideal environment for children and pets.

An early inspection is strongly recommended.

## Property Information

Tenure: Freehold

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

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: E - Valid until 26.10.2032

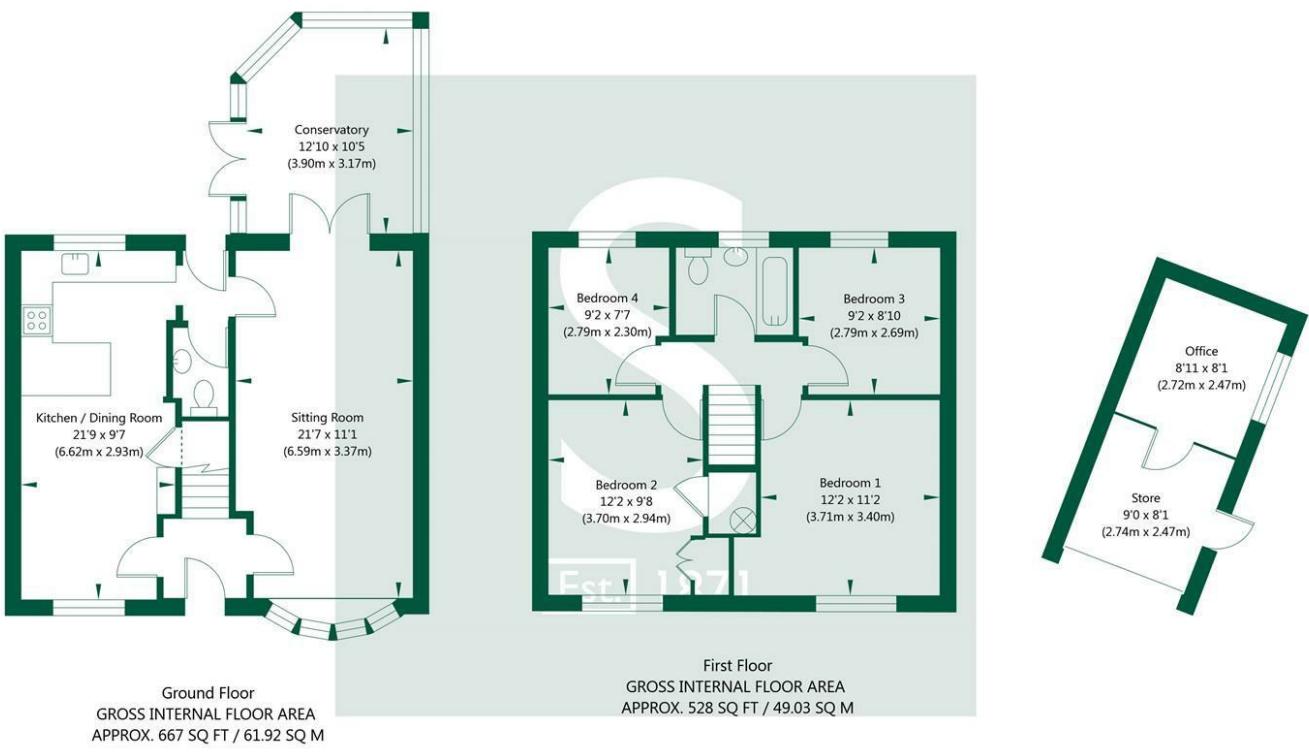
Council Tax: D - City of York

Current Planning Permission: No current valid planning permissions

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

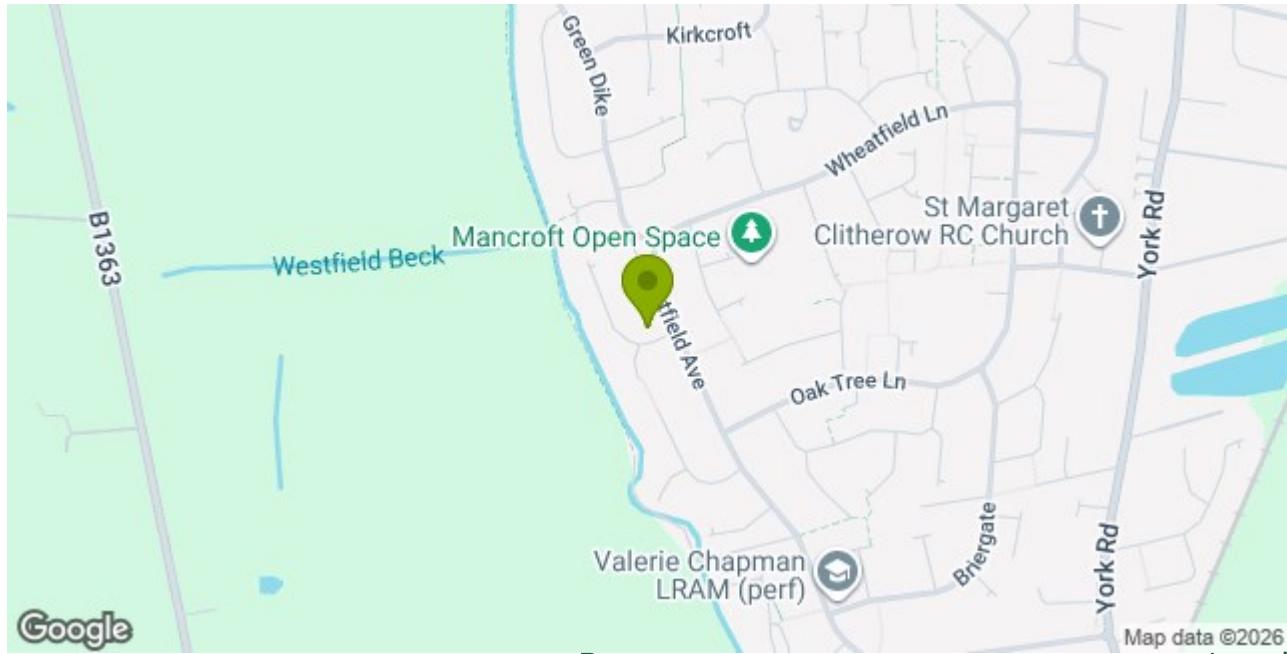
\*Download speeds vary by broadband providers so please check with them before purchasing.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1195 SQ FT / 110.95 SQ M

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