

## York Road, Haxby, York £650,000

An individually designed detached family home in this most sought-after location benefiting from substantial mature gardens. The property has been thoughtfully and sympathetically extended with over 2500 sq. ft. of internal living accommodation and is enthusiastically offered for sale with vacant possession and no forward chain.





Positioned on the ever popular York Road within Haxby, we are pleased to present to the market this wonderfully designed family home falling within the catchment area for highly regarded local primary and secondary schools and within walking distance to a range of local amenities.

The property is entered via a timber door to the side elevation leading into a spacious reception hall with built in understairs storage space and turned staircase leading to the first floor accommodation.

Through the reception hall is the central hallway offering access to the downstairs living accommodation.



The sitting room is located towards the rear of the property and is substantial in size with a feature cast iron open fireplace acting as the focal point of the room. Double doors from the sitting room lead through to the garden room with a feature vaulted ceiling with Velux windows and French doors leading to the rear. Also accessed from the sitting room is a useful rear porch.

The kitchen is semi open plan in design with double doors leading into the dining room which enjoys pleasant views of the rear garden. The kitchen has a combination of base and wall storage units with laminate heat resistant preparation surfaces incorporating a stainless steel sink with drying area. There is an integrated Belling Farmhouse gas cooker with 5 ring gas hob and Belling extractor fan over and a useful access door to the side elevation.

The utility is of a generous size with additional storage space, a sink and plumbing for a washing machine and dryer. Through the utility is an access door leading to the North side of the property and a convenient WC.



There are two double bedrooms located on the ground floor with bedroom one having fitted wardrobes and access into the downstairs bathroom complete with shower cubicle, bathtub, wash hand basin and WC. The downstairs bathroom can also be entered off the central hallway.

To the first floor are a further two double bedrooms each with fitted wardrobe space. Bedroom three also has access into a study area which could easily be used as a home office or dressing room.

There are two further family bathrooms located off the first floor landing which each comprise a three-piece suite including bathtub, wash hand basin and WC.



To the outside the property occupies a substantial plot with ample off street parking to the front, side and rear as well as a brick built detached garage. The garden is predominately laid to lawn with established borders with an array of trees and shrubbery. There is a range of timber outbuildings for storage, a greenhouse and a generously sized summerhouse at the bottom of the garden enjoying peaceful views looking back towards the property.

Very rarely does a property of this size with such a substantial plot become available so centrally within Haxby and it is therefore, as agents, that we strongly recommend an internal inspection.

Tenure: Freehold

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

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: D

Council Tax: D - City of York

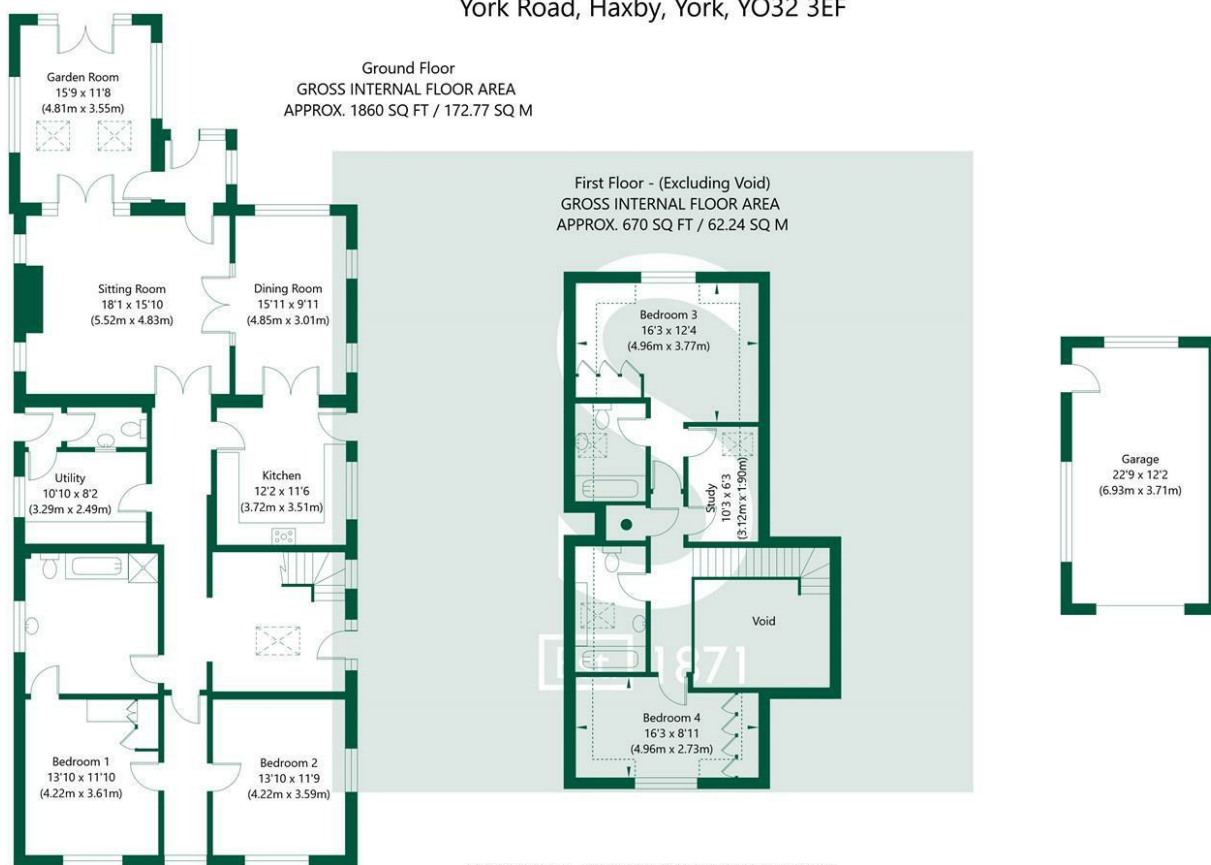
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 809900

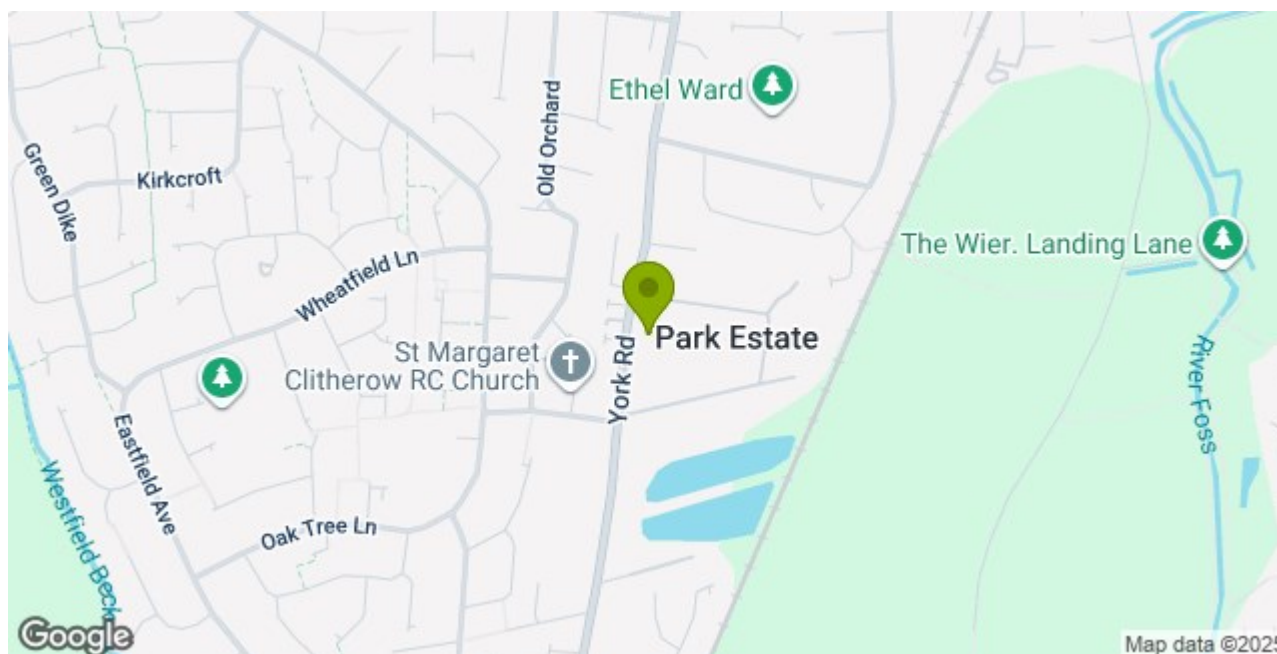
\*Download speeds vary by broadband providers so please check with them before purchasing.



# York Road, Haxby, York, YO32 3EF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2530 SQ FT / 235.01 SQ M - (Excluding Garage & Void)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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