



## York Road, Haxby, York £850,000

Positioned on the ever popular York Road in Haxby is this wonderfully presented executive family home which has been thoughtfully extended and includes a fabulous open plan dining kitchen finished to the highest of standards. The property includes a large double garage with two stores & an office to the rear.





## Accommodation

The property has a pillared door canopy above the uPVC door leading into the spacious entrance hall which has a convenient downstairs WC.

Located off the entrance hall is the property's fabulous open plan dining kitchen which has been finished to the highest of standards. The kitchen has a range of bespoke base, wall and full-height units offering ample storage and an array of integrated appliances including twin Bosch ovens, microwave, warming drawer, 4 ring electric hob, dishwasher and fridge/freezer. Quartz preparation surfaces incorporate a 1 1/2 sink with drying area and there is a quartz worksurface on the breakfast island too. The kitchen has a feature tiled floor and there is also a convenient side access door.

Located off the kitchen is the utility room which provides further storage space and a sink. There is also space for an automatic washing machine.

The sitting room is found to the front of the property and is substantial in size. There is a large bay window to the front elevation allowing for light to flood into the room & a fireplace positioned centrally which acts as the focal point of the room.

French doors from the sitting room lead through into the garden room which has been skilfully added by the vendors and has the same high end tiled flooring as the kitchen. The garden room enjoys pleasant views over the rear garden and has French doors leading out to it. There is a further side access door leading out towards the driveway.

Stairs from the entrance hall lead up to the first floor living accommodation which benefits from four double bedrooms and the house bathroom. Bedroom one is a spacious double complete with plenty of fitted wardrobes and a dressing table. Bedrooms two and three also have fitted wardrobes with bedroom two also having a fully tiled ensuite shower room.

The house bathroom is contemporary in design and comprises a three-piece suite including bathtub with waterfall shower over, low flush WC and vanity hand wash basin.

## To The Outside

The property is positioned on a substantial west facing plot with generously sized and well-maintained front & rear gardens. The rear garden has a large paved patio immediately to the rear of the property which is ideal for entertaining in the warmer summer months. Beyond the patio is a large lawned area with well-kept borders and a mature cherry blossom. At the bottom of the garden is a further patioed area perfect for catching the early morning sun.

Running down the side of the property is a sizeable resin driveway with gated entrance which provides off-street parking for multiple vehicles.

There is a large brick built double garage with an electric roller door and power/lighting. The garage has a side access door and two large storage rooms to the rear. Beyond the storage rooms is a good-sized home office which again has power and lighting. The garage, office & storage rooms offer the opportunity for further development subject to the necessary planning permission.

This property has been finished to the highest of standards and it is therefore, as agents, that we strongly advise an early internal inspection.

## Useful Information

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: TBC

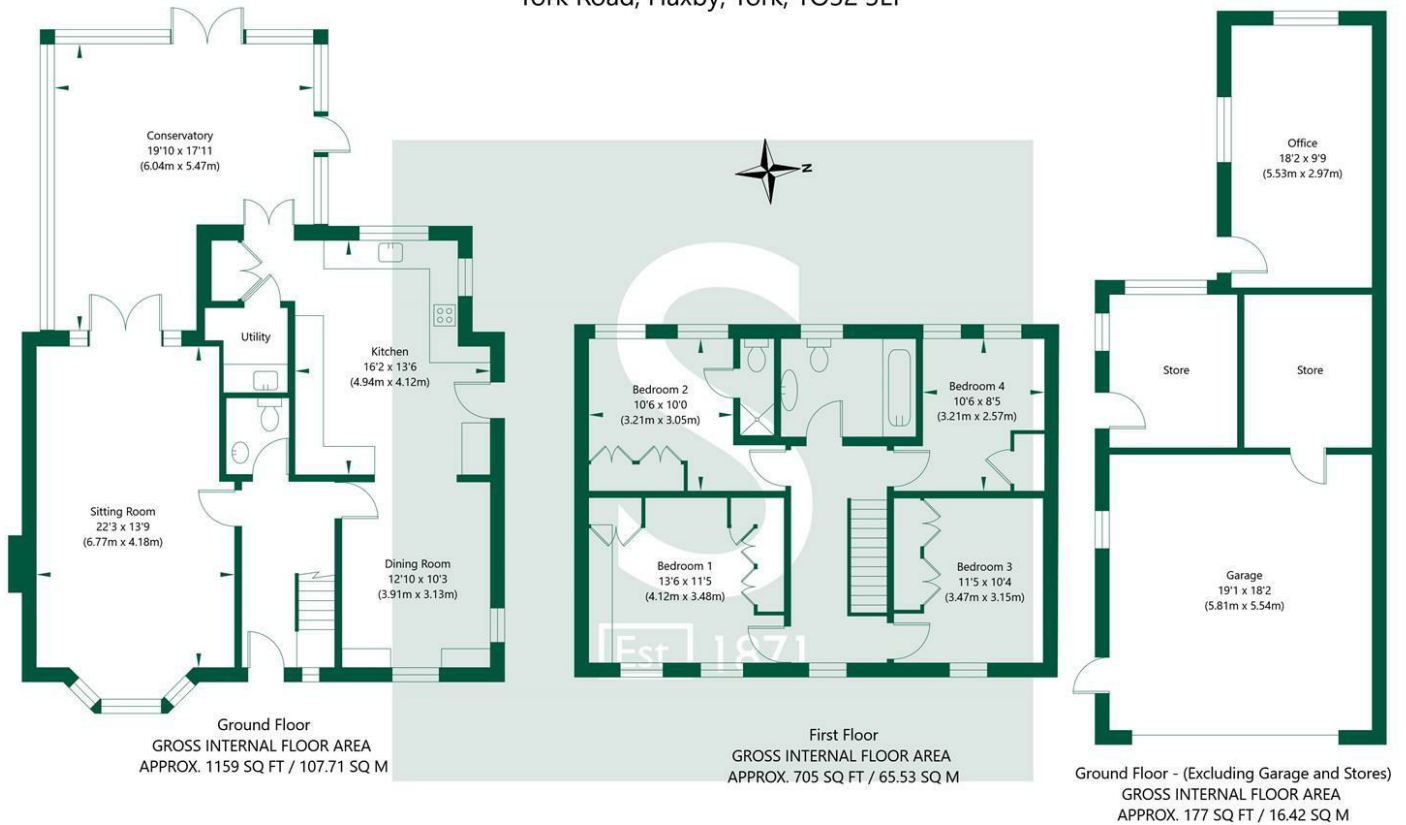
Council Tax: F - City of York

Current Planning Permission: No current valid planning permissions

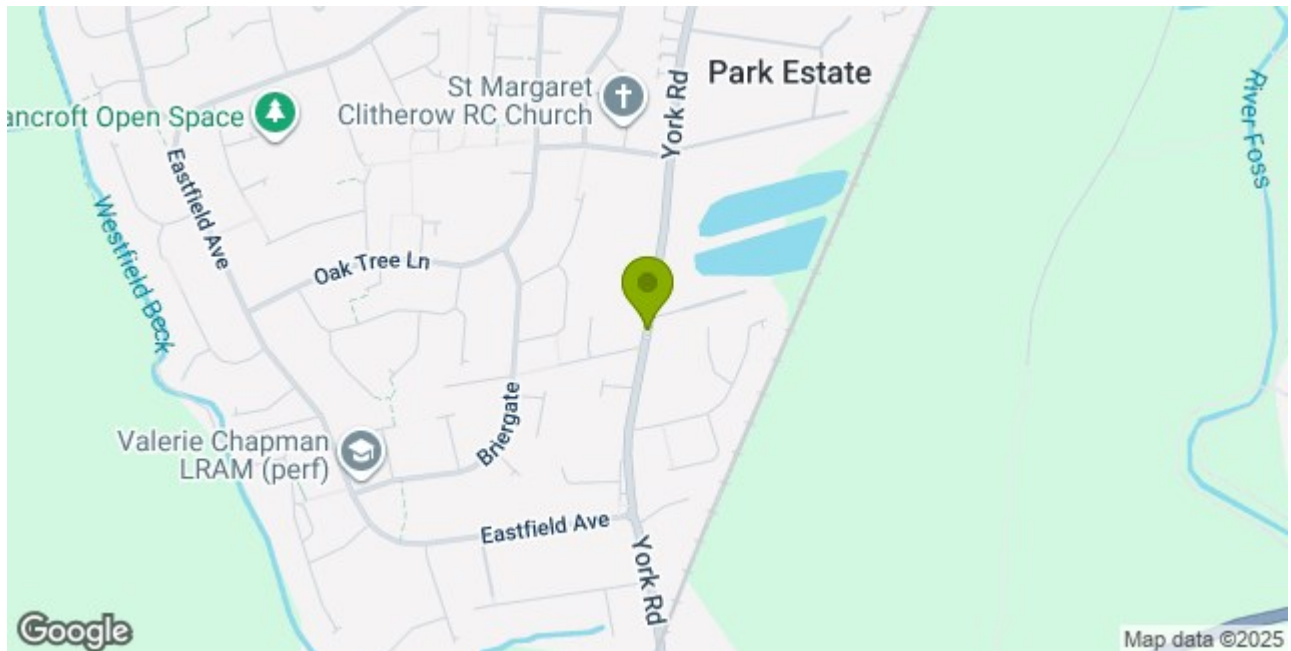
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 809900

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

# York Road, Haxby, York, YO32 3EP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2041 SQ FT / 189.66 SQ M - (Excluding Garage and Stores)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2024



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

## Associates

N Lawrence

