



York Road, Haxby, York Offers Over £700,000

**** OUTSTANDING LOCATION ****

A traditional, four / five bedroom detached house which has been significantly extended and improved over many years to provide flexible family living accommodation.

The property currently boasts a self-contained rear annexe, ideal for elderly parents, teenagers, or guests. However the property could be easily reconfigured and developed to create a stunning forever home.



The property is located directly off York Road in one of Haxby's most sought after positions and offers quick and easy access to the York Outer Ring Road, the A64 York to Leeds Road as well as the Yorkshire Coast. On the edge of the thriving village of Haxby, with its popular amenities and good schools, the house is a two minute walk from a regular bus route giving rapid access to central York and York Railway Station.

Internally, the property is entered via a uPVC framed double glazed entrance door into a traditional panelled entrance hall with built-in storage cupboards.

The principal reception room is a spacious sitting room which features engineered wood flooring in addition to a large bay window to the front elevation, creating a real sense of space and light.

The family room is spacious with bespoke fitted bookshelves, with cabinets beneath. The room has a log burning stove. French doors lead from the back of the room onto a small patio which steps down into the garden.

The kitchen has a combination of base and wall storage units with timber preparation surfaces and a stainless steel sink and drying area. There are a number of integrated appliances, including a microwave, a 4 ring induction hob, an electric oven and space for a dishwasher, fridge freezer and freestanding dining table. The access door leads onto a paved area to the side of the house.

Adjoining the kitchen is a small utility room which has an additional sink, storage space and space for washing provisions.

Leading from the kitchen is the back sitting room with storage cupboard. This room forms the first part of the annexe area which has a kitchenette, double bedroom and part tiled shower room. The annexe has extensive views of, and access to, the garden via a second patio.

On the first floor there are a further three large double bedrooms and a single room. Two of the double rooms have fitted wardrobes and hand basins.

The house bathroom has part tiled walls, a large bathtub with shower and a wash hand basin. There is a separate shower room, separate WC and useful storage cupboard.

The property is set back from York Road with a substantial gravelled front driveway providing off-street parking for several vehicles.

Adjoining the side elevation of the property is an attached single garage equipped with electric light and power.

Directly to the front elevation of the property is a covered storm porch; the front garden has planted borders, in addition to its signature screening tree and mature hedge borders.

One of the key features of the property is the stunning rear garden. Approximately 150 feet in length, the garden has been landscaped and maintained by the current vendor over many years. Designed to be relatively low maintenance, the screening trees and defined hedge boundaries provide a secure, peaceful and private space: an ideal environment for family life.

An inspection of both the internal and external accommodation is strongly recommended.

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To The Outside

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Property Information

Tenure: Freehold

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

Broadband Coverage: Up to 76* Mbps download speed

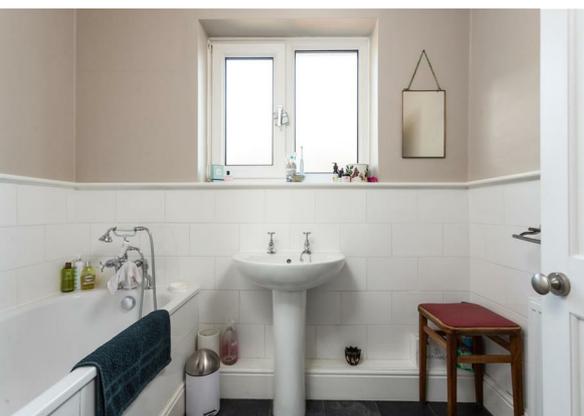
EPC Rating: D

Council Tax: F - City of York

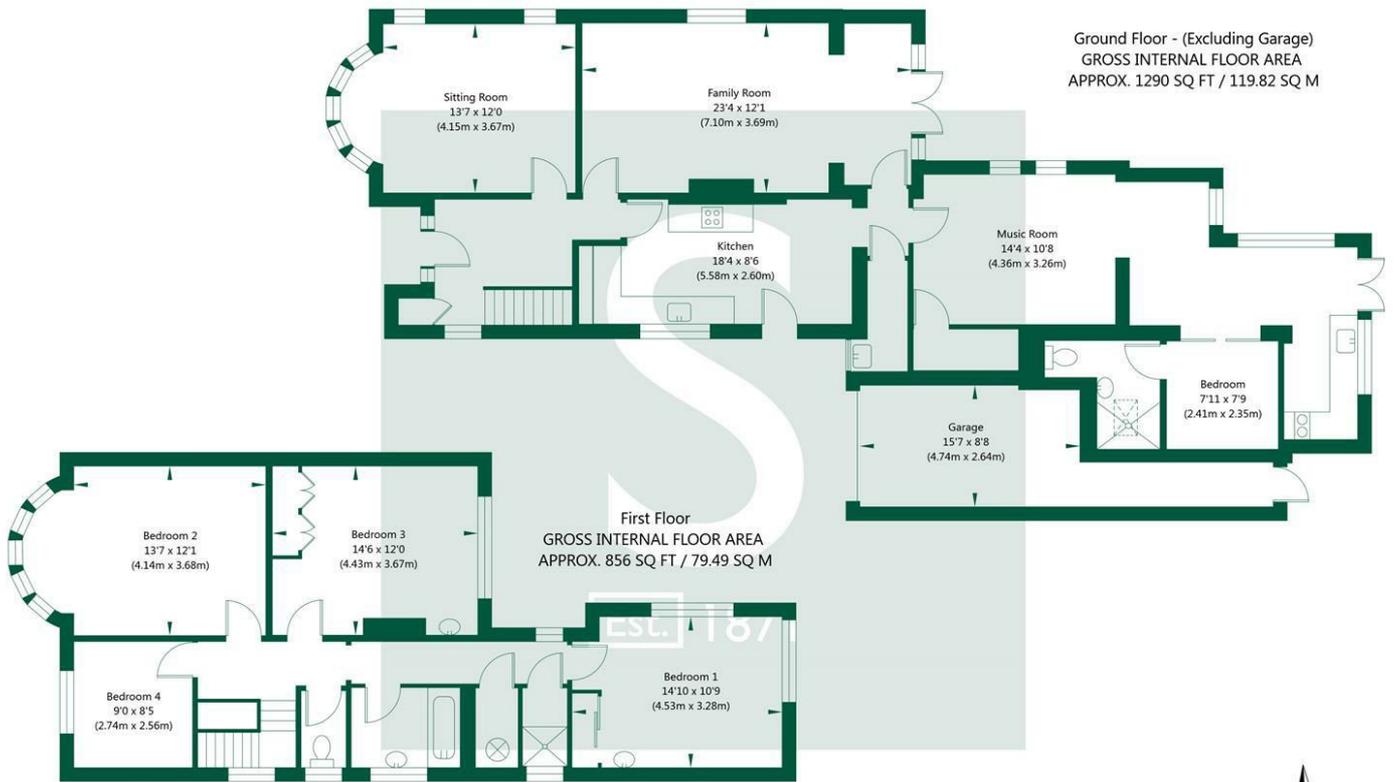
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 809900

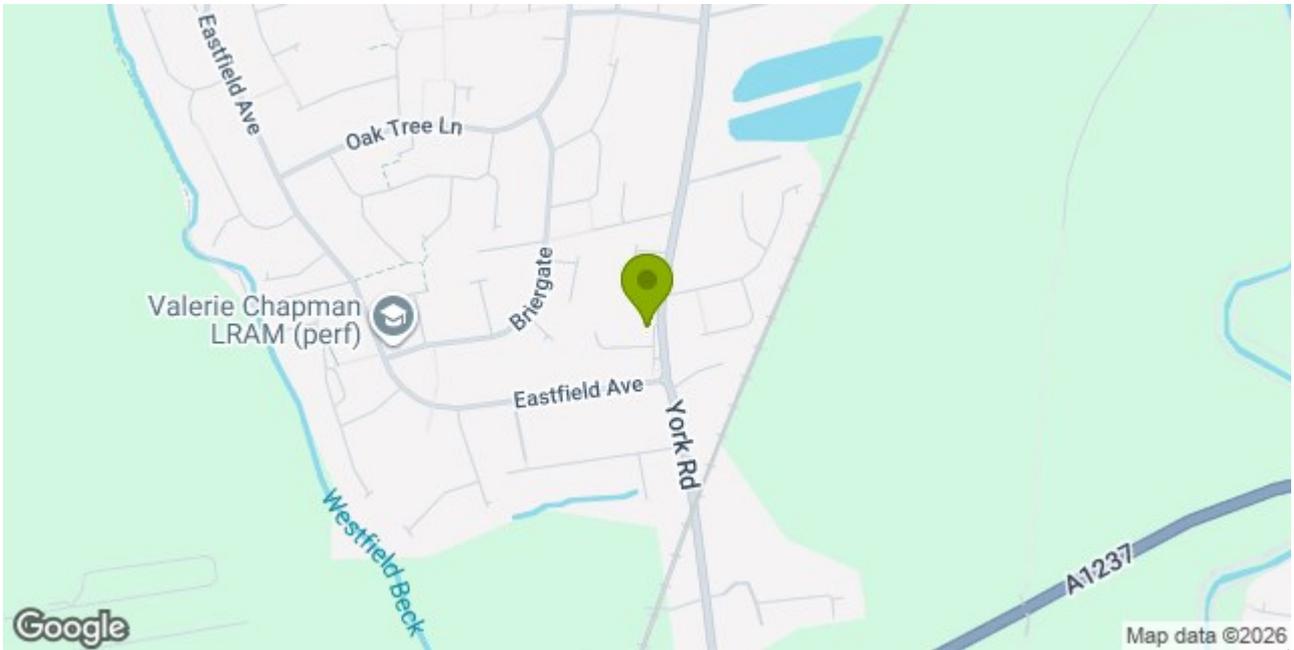
*Download speeds vary by broadband providers so please check with them before purchasing.



York Road, Haxby, York, YO32 3EX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2146 SQ FT / 199.31 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

York	01904 625533
Knarborough	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

