



The Village, Haxby, York £325,000

A period cottage which has been thoughtfully presented offering a delicate balance between original character features and modern furnishings and benefits from pleasant views over The Village and excellent access to local amenities.



The property is entered into the sitting room which is of a generous size with a sash window with shutters to the front elevation and an open fireplace with stone hearth and feature tiled surround. There are also timber beams to the ceiling which continue through into the dining room.

The dining room is of a good size and has double doors separating it from the sitting room.



Through the dining room is the kitchen which has both base and wall storage units and timber preparation surfaces with tiled splashbacks. The kitchen has a Belfast style sink with drying area and an integrated 4 ring gas hob and electric oven. There is also space for a freestanding fridge/freezer.

Towards the far end of the property is a rear entrance porch which has an access door out to the garden and space for a washing machine. There is also the house bathroom which has part-tiled wall and comprises a three-piece suite including bathtub with shower over, WC, wash hand basin and heated towel rail.



To the first floor are two double bedrooms both of which have built-in storage provisions.

The property has a long garden to the rear which has a walled boundary to one side and a fenced one to the other. There are lawned and concrete patioed areas as well as a useful timber shed for storage.

It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.



The Village, Haxby, York, Yo32 2JE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 827 SQ FT / 76.85 SQ M
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

