



40 York Road Haxby  
York, YO32 3EB  
Guide Price £749,995

 4  3  2  B

A STUNNING EXECUTIVE 4 BEDROOM DETACHED HOUSE SET IN THIS SOUGHT AFTER LOCATION CLOSE TO HAXBY'S MANY AMENITIES AND WITH EASY ACCESS TO THE A64. The property was constructed in 2023 and has been built to a high standard to provide bright and extremely spacious living accommodation with high quality internal fittings and comprises entrance hall, sitting room, fabulous large open plan living/dining kitchen with quality fitted units and bifold doors to garden, utility room, study, ground floor bedroom 4 and shower room/w.c., landing master bedroom suite with dressing room and large en suite, 2 further bedrooms, large family bathroom with freestanding bath and walk in shower. Integral garage. Private lawned rear gardens. An internal viewing is highly recommended.

### Hallway

### Living room

15'10" x 12'9" (4.83m x 3.91m)

### Living/Dining Kitchen

32'10" x 16'2" (10.03m x 4.93m)

### Utility Room

8'7" x 4'9" (2.62m x 1.47m)

### Study

9'10" x 7'10" (3.02m x 2.39m)

### Bedroom 4

13'1" x 8'5" (3.99m x 2.59m)

### Shower room/w.c

8'7" x 5'1" (2.62m x 1.57m)

### Landing

### Master Bedroom

14'2" x 11'3" (4.34m x 3.45m)

### Dressing room

### En Suite

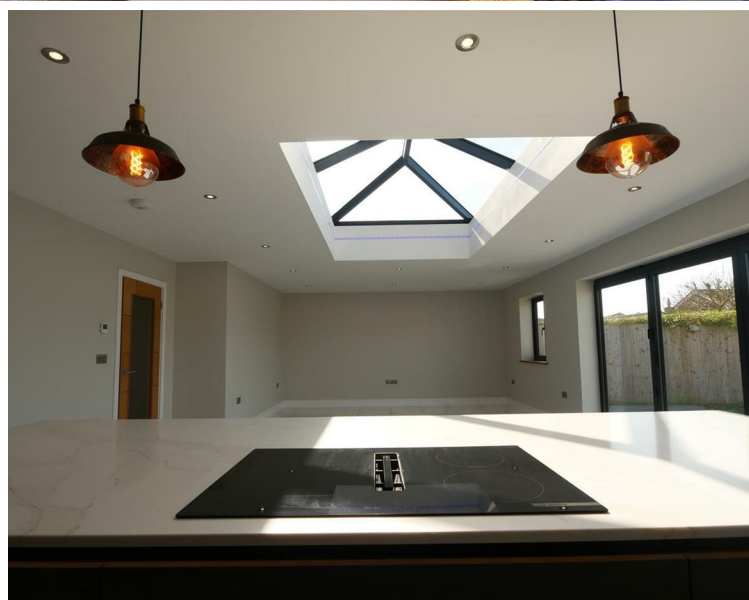




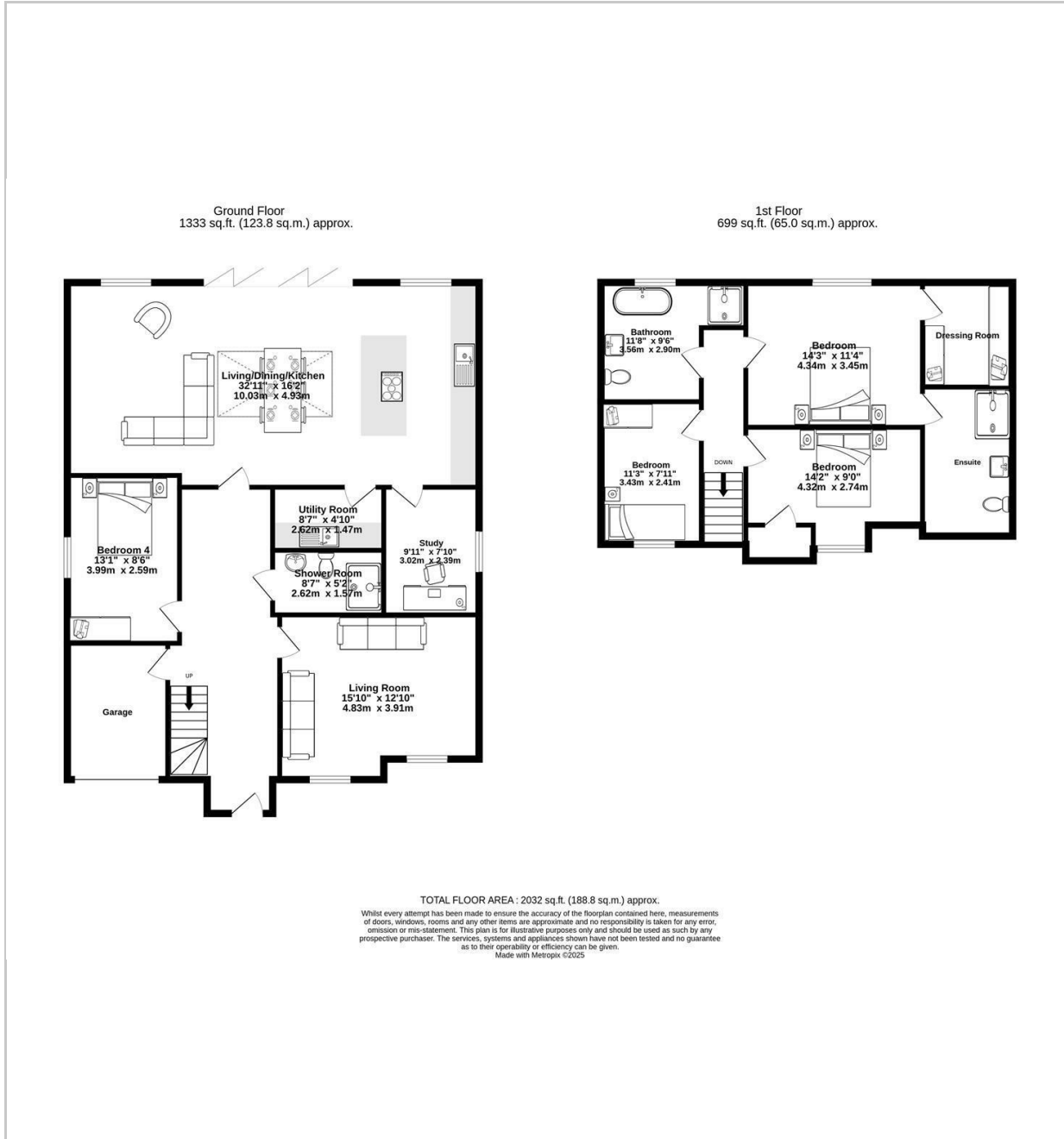
**Bedroom 2**  
14'2" x 8'11" (4.32m x 2.74m)

**Bedroom 3**  
11'3" x 7'10" (3.43m x 2.41m)

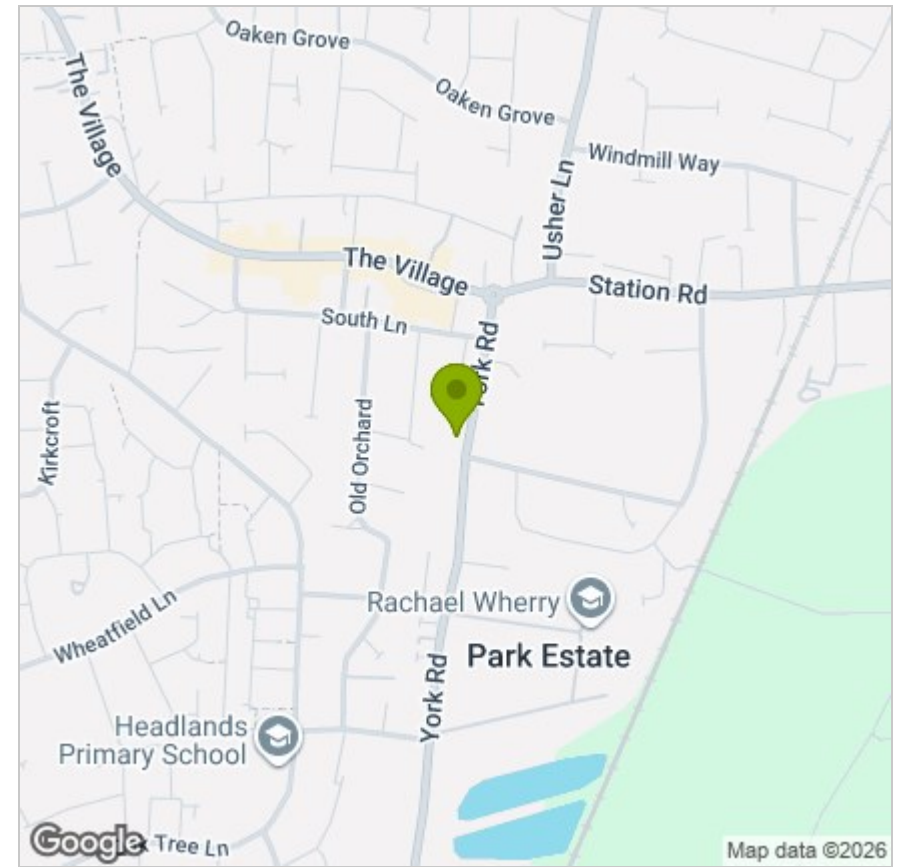
**Family Bathroom**  
11'8" x 9'6" (3.56m x 2.90m)



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>91</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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