

N A I S H

ESTATE AGENTS



YORK
EST. 1939



5 Goland Cottages, Haxby Usher Lane Haxby, York, YO32 3LE

A wonderful opportunity to purchase a stunning property located on Usher Lane in the charming village of Haxby, York. This immaculate four-bedroom semi-detached house is a true gem in a sought-after location.

Upon entering, you will be greeted by a beautifully refurbished interior that exudes elegance and comfort. The spacious layout offers ample room for comfortable living, making it perfect for families or those who love to entertain. The ground floor comprises of an entrance hall, w/c, utility room, large reception room and stylish kitchen. To the first floor are four well-proportioned bedrooms and a modern four piece bathroom.

One of the standout features of this property is the enormous rear garden, complete with a lovely patio area, perfect for enjoying a cup of tea in the morning or hosting a barbecue with friends in this picturesque outdoor space. In addition, the property boasts a large driveway, providing convenient off-road parking for multiple vehicles.

Situated just a stone's throw away from the popular shopping centre in the village, offering a range of amenities, green spaces and convenient access onto the outer ring road, it's easy to see why Haxby continues to be

Offers Over £425,000

5 Goland Cottages, Haxby Usher Lane

Haxby, York, YO32 3LE



- Four Bedroom Semi-Detached Home
- Recently refurbished throughout
- Popular Village Location
- Generous Rear Garden
- Large Driveway
- W/C & Utility Room

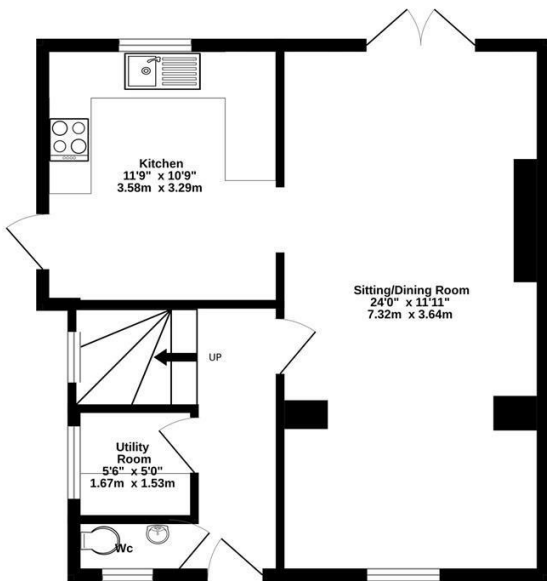


Directions

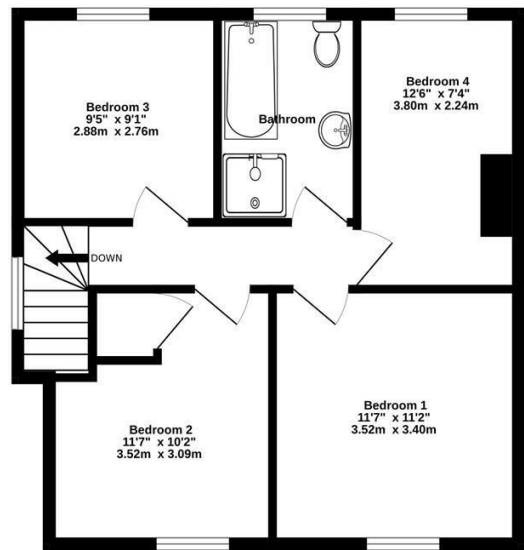


Floor Plan

GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 High Petergate, York, YO1 7EN
Tel: 01904 653564 Email: naish@naishproperty.co.uk www.naishproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	