



## Hall Rise, Haxby, York £925,000

A truly spectacular detached home which has been thoughtfully extended and comprehensively upgraded throughout offering substantial living accommodation finished to the highest of standards which is crucially offered for sale with no forward chain.



Hall Rise is a quiet cul-de-sac positioned off Station Road offering quick and easy access to the highly regarded Ralph Butterfield Primary School and Haxby's plentiful amenities which include local shops, petrol station, doctor's surgery, restaurants and pubs. The property also falls within the catchment area for Joesph Rowntree Comprehensive School.

Upon entering the property is a spacious entrance hall which offers access to the downstairs living accommodation and has convenient fitted storage cupboards.

A feature glass door leads through into the remarkable living kitchen which must be viewed first hand to be truly appreciated. Essentially three rooms in one, this open plan living space has well defined kitchen, dining and sitting areas with full length sliding glass doors to the rear elevation allowing light to flood the room. The kitchen area has a combination of base and wall storage units with a substantial central island and quartz preparation surfaces. There are a range of integrated appliances including a Quooker tap over a 1 1/2 sink with drying area, Bosch oven and combination oven, Miele induction hob, Bosch dishwasher and fridge/freezer. There is ample room for a freestanding dining table and a more relaxed sitting area with a modern electric fire acting as a focal point.

Through the living kitchen is a useful utility room with additional storage facilities and space for an American style fridge/freezer and washing provisions.

Located through a 'hidden door' is access into a further reception room which could be used as a home office, play room or additional bedroom which has sliding doors to the rear elevation.

Bedroom one is located towards the front of the property and is a substantial double with bespoke fitted wardrobes, electrically operated curtains which are found throughout the house and a contemporary ensuite. The ensuite has part-tiled walls with a corner dual-head shower cubicle, bathtub, WC, wash hand basin and heated towel rail.

There is a further double bedroom located on the ground floor which again could be used as an additional reception room should the purchaser wish.

The house bathroom completes the downstairs living accommodation and has a feature freestanding bathtub, walk-in shower, WC and wash hand basin.

The upstairs is accessed via a bespoke staircase leading up to the first floor landing which has a striking window to the rear elevation allowing for stunning views of the rear garden. There are a further two double bedrooms both with ensuites and balconies with bedroom 2 having a second 'hidden room' which is currently used as a cinema/games area.

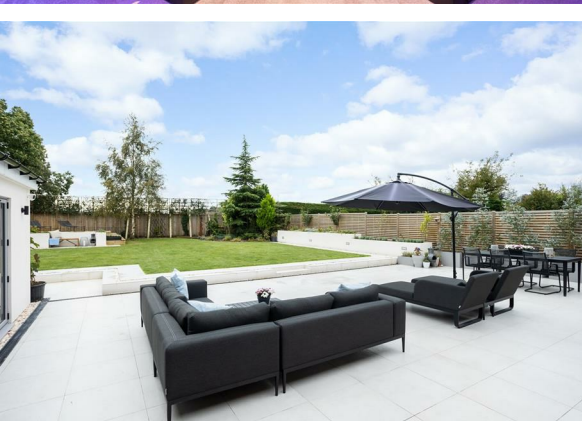
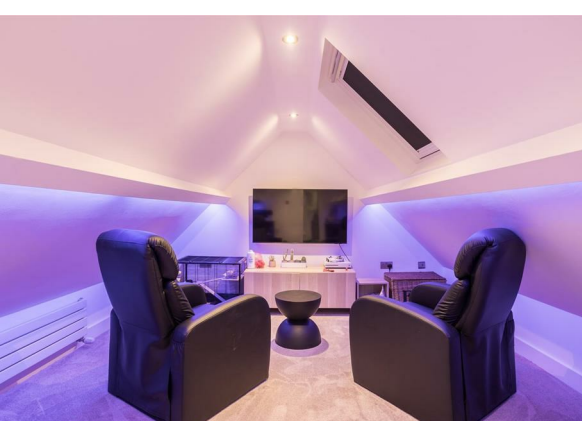
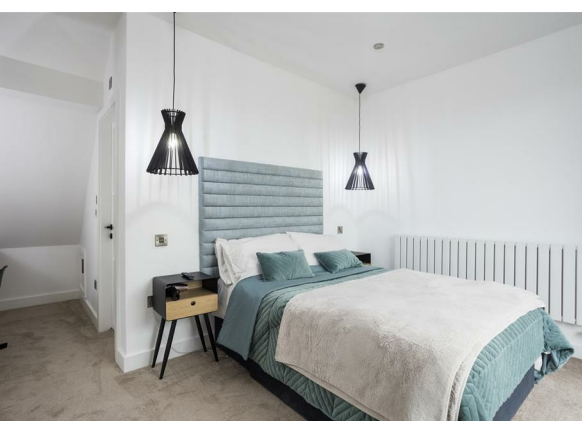
To the outside, the property sits on a substantial plot with an electrically operated gated entrance to the front which leads to a block paved driveway offering parking for multiple vehicles.

To the rear is a well-maintained landscaped garden with a substantial lawned area. Immediately to the rear of the property is a large, patioed area which is south facing and ideal for entertaining guests in the warmer summer months.

There is also an outbuilding which is currently used as a home gym with bi-folding doors.

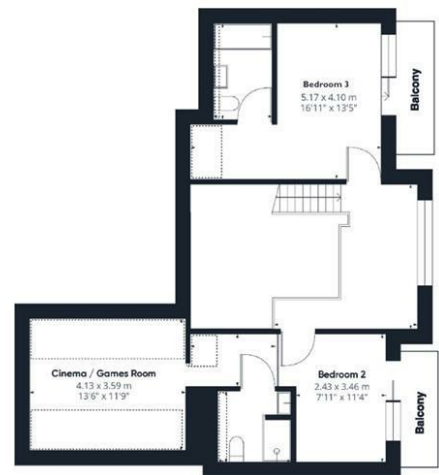
This property has been finished to the highest of standards and it is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

AGENTS NOTE - The property has an air source heat pump as well as PV solar panels with battery recharge.





Ground Floor



First Floor

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

Main House Gross Internal Floor Area: Approx. 2185 SQ FT / 202.98 SQ M | Ground Floor Area: Approx. 1479 SQ FT / 137.39 SQ M |  
 First Floor Area: Approx. 706 SQ FT / 65.69 SQ M | Gym Area: Approx. 227 SQ FT / 21.1 SQ M  
 Total Area - 2412 SQ FT / 224.08 SQ M

All measurements and fixtures including floors and windows are approximate and should be independently verified.

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