



The Village, Haxby, York £325,000

A beautifully presented two-bedroom semi-detached property situated overlooking the village green. The property has contemporary fixtures and fittings throughout and is crucially offered for sale with no forward chain and vacant possession.



The property is accessed via a uPVC double glazed door into the entrance porch which leads through to both the sitting room and dining kitchen.

The sitting room is spacious in size with a uPVC window to the front elevation and a bay window to the side elevation allowing light to flow into the room. Positioned centrally, is a fireplace with stone hearth, timber surround and brick inlay which acts as the focal point of the room.



The dining kitchen is modern and open plan in design with base and wall storage units and a free standing oven with extractor fan over. There is also space for a freestanding fridge/freezer, washing machine and dishwasher as well as a separate dining area and useful understairs storage cupboard.

The bathroom is again contemporary in design and comprises a three-piece suite including bathtub with shower head over, low flush WC and wash hand basin.



The rear porch has a convenient access door to the back garden and also has stairs which lead up to the first floor accommodation.

To the first floor are two well-proportioned double bedrooms which are served by a Jack and Jill WC.

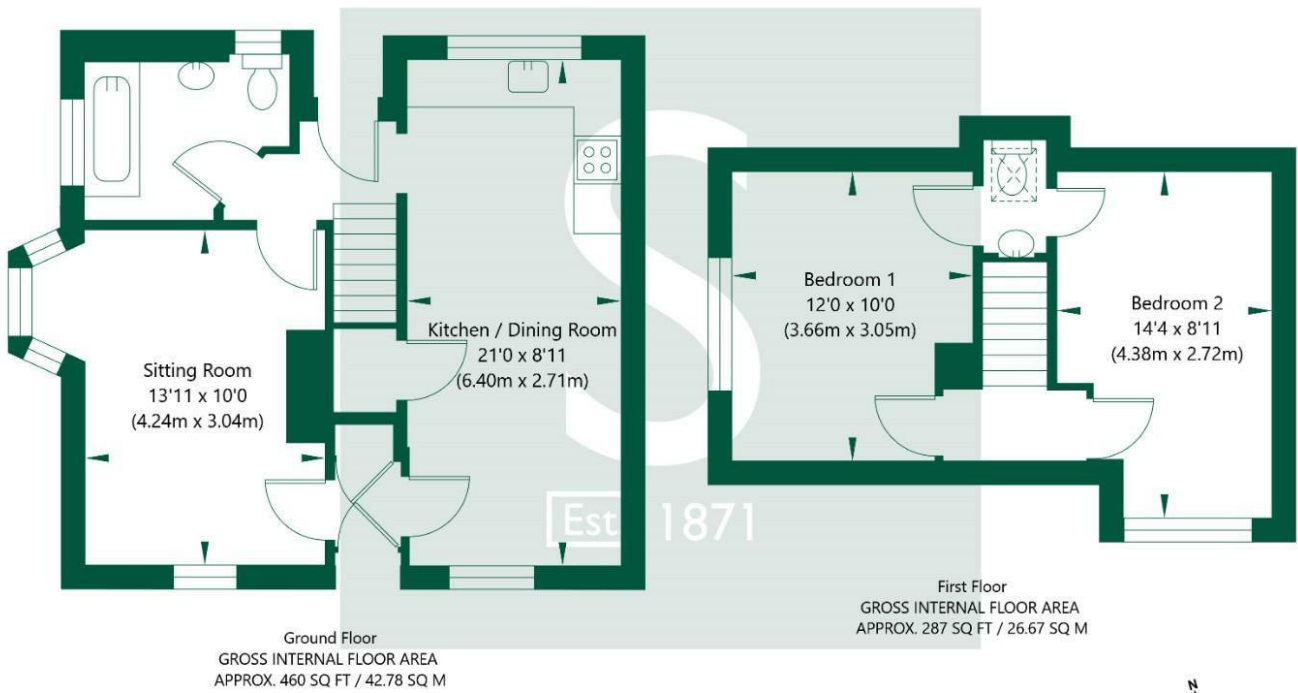
To the outside the property has low maintenance gardens to the side and rear with established borders. There is also a brick built garage which has an access door from the rear garden and has an 'up and over' door which is accessed from North Lane.



This property is available for sale with no forward chain and vacant possession.



The Village, Haxby, York, YO32 2HY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 747 SQ FT / 69.45 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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- J F Stephenson MA (cantab) FRICS FAAV
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- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
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- J C Drewniak BA (Hons)

Associates

N Lawrence

