



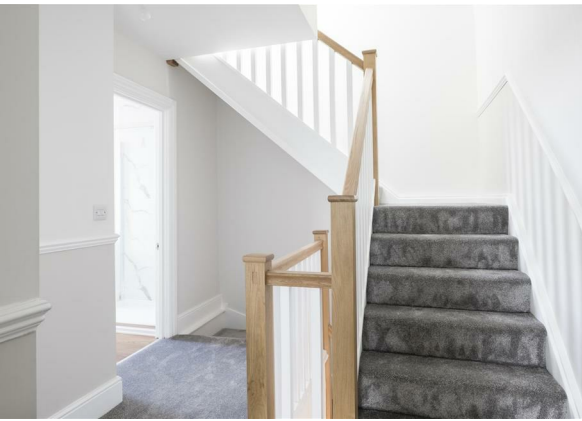
## Station Road, Haxby, York £700,000

A stunning four bedroom home which has been comprehensively upgraded and updated throughout offering spacious open plan living accommodation stretching to over 2100 sq. ft. in this highly sought-after location and which is crucially available with no onward chain.



Upon entering the property is the spacious dining kitchen which benefits from high ceilings and timber flooring which is continued throughout the open plan ground floor living accommodation.

The property has a brand new kitchen which has ample storage space and quartz preparation surfaces to the worktops and breakfast island. The kitchen has an integrated Bosch oven/grill, 4 ring induction hob and a large double bowl Belfast sink. There is also space for a dishwasher, fridge/freezer and freestanding dining table.



There are two reception rooms accessed off the dining kitchen which include the family room which has bi-folding doors leading out to the garden and the sitting room which is of a generous size with two sash windows allowing light to flow into the room.

A useful utilities cupboard with space for washing provisions and a downstairs WC complete the downstairs living accommodation.



Stairs from the sitting room lead up to the first floor which has a substantial landing leading to three double bedrooms and the house bathroom. Bedroom 1 is a spacious double with an ensuite shower room and bedroom 2 has ample fitted storage/wardrobe space.

The house bathroom is contemporary in design with a freestanding bathtub, shower cubicle with dual shower heads, low flush WC, wash hand basin and heated towel rail.

To the second floor is the fourth double bedroom with two Velux windows and open storage areas to the eaves.

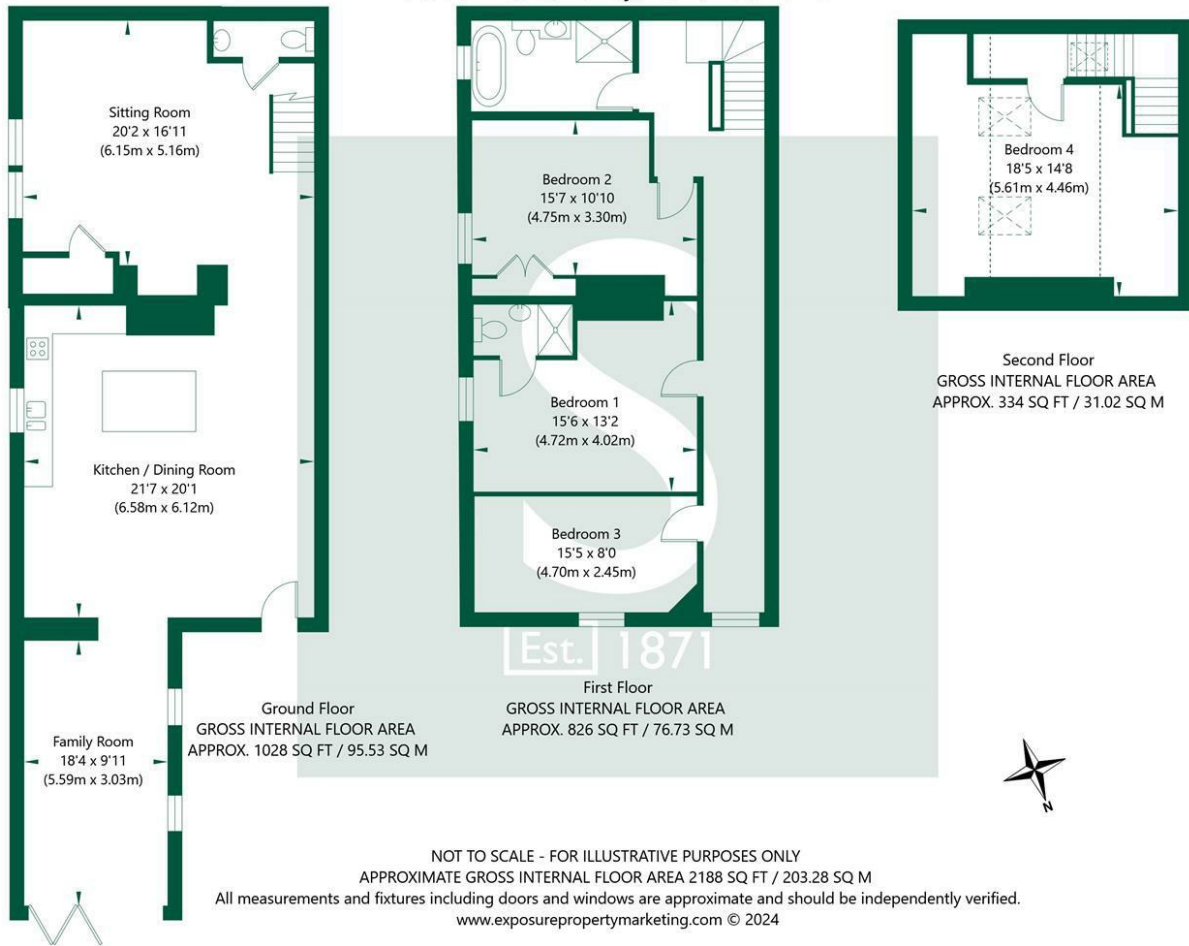


To the outside is an electric gated entrance with a brick paved parking area. The property has a walled, private garden which has been landscaped with both lawned and patioed area.

This property is available for sale with no forward chain and has been finished to a high specification throughout and it is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.



Station Road, Haxby, York, YO32 3ILU



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