



Birch Lane, Haxby, York £350,000

A wonderfully presented semi-detached home which has been finished to the highest of standards in this popular location which benefits from quick and easy access to Haxby's local amenities.



Upon entering the property is a useful porch area with storage space which leads to the sitting room beyond.

The sitting room is spacious in size with a recently replaced uPVC window to the front elevation allowing light to flow into the room. There is a feature log burning stove with stone hearth and timber mantle which acts as the focal point of the room.



The kitchen is contemporary in design with a combination of base and wall storage units and quartz preparation surfaces which incorporate a 1 1/2 sink with drying area. There are a range of integrated appliances including AEG oven, microwave, dishwasher and 5 ring gas hob with extractor fan over as well as a useful downstairs storage cupboard.

Accessed through the kitchen is a convenient utility room which has space for an American style fridge/freezer and washing provisions. There is also access to a downstairs WC, the garage and rear garden.



To the first floor are three well-proportioned bedrooms with bedrooms one and three both having storage facilities.

The house bathroom is fully tiled and comprises a three-piece suite including bathtub with shower over, low flush WC, wash hand basin with mixer tap and heated towel rail.

To the outside, the property has a low maintenance garden with both patioed and artificial grass areas and raised flower beds to rear.



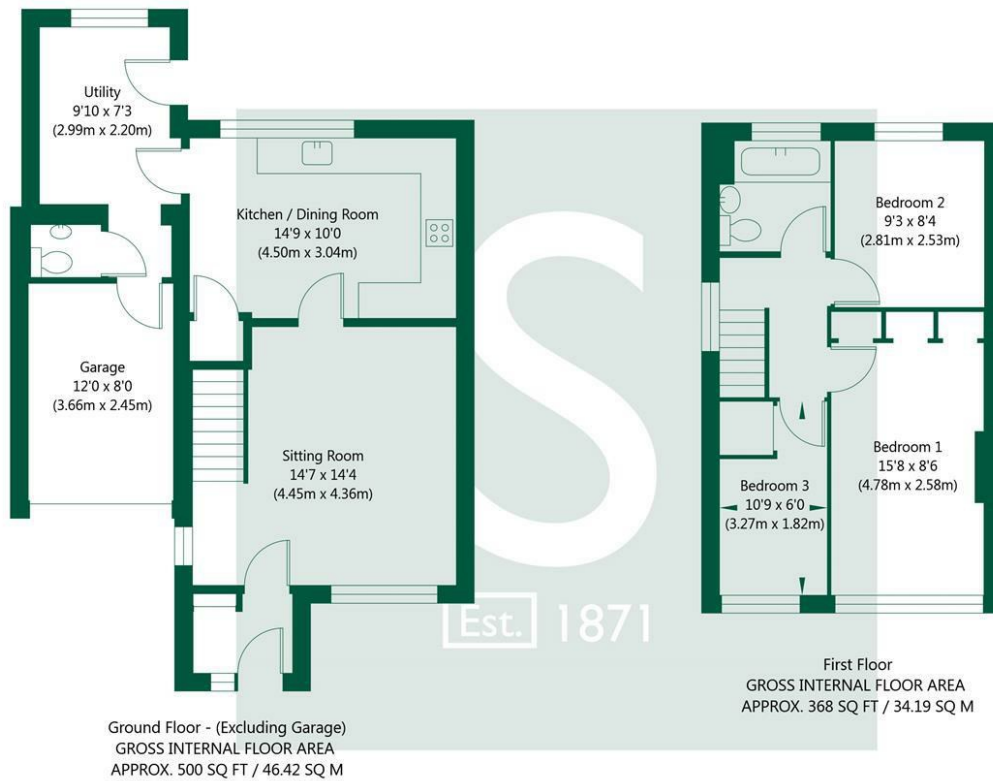
To the front of the property is ample off street parking and access to the garage which has an 'up and over' door and power connected.

The property benefits from fitted solar panels.

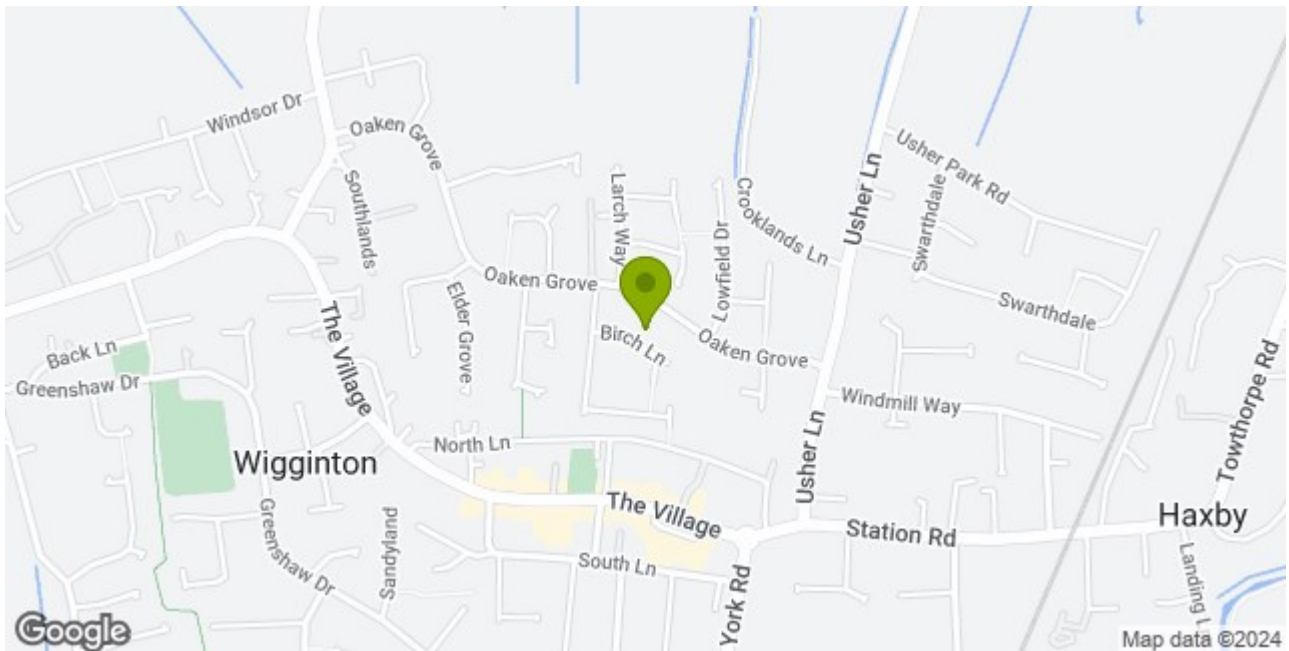
It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.



Birch Lane, Haxby, York, YO32 3RP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 868 SQ FT / 80.61 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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