



York Road, Haxby, York £900,000

A substantial detached family home which has been thoughtfully and significantly extended offering over 3000 sq. ft. of flexible living accommodation in this highly sought-after location.



The property is entered via the side elevation into a large boot room area which has French doors to the rear. The boot room leads into the kitchen and also offers access into the utility which has space for washing provisions.

The kitchen is open-plan in design with both base and wall storage units complete with undercounter lighting and granite preparation surfaces which incorporate the Villeroy & Boch sink. The kitchen has all NEFF appliances including oven/grill, microwave oven, warming drawer, induction hob, dishwasher and fridge/freezer.



Through the kitchen section of the room is the dining/family area which is of a generous size and has a feature cast iron open fireplace acting as the focal point of the room. There is also a set of French doors leading outside.

The central hallway has a convenient downstairs WC and offers access into the good-sized office, sitting room and bedroom 7.

The sitting room is substantial in size with oak flooring and a log burning stove. There is also a large bay window to the front elevation allowing light to flow into the room.



Bedroom 7 is double in size and has a fully tiled ensuite shower room. There is also an access door leading into the integral garage.

Stairs from the central hallway lead up to the first floor living accommodation. Located on the first floor are 5 double bedrooms with bedroom 1 being a substantial double bedroom with exposed timber trusses and a balcony. There is a designated dressing area and ensuite shower room with walk-in shower cubicle, WC, wash hand basin and heated towel rail.

Bedroom 2 is another large double with ensuite shower and bedroom 3 has fitted wardrobes.



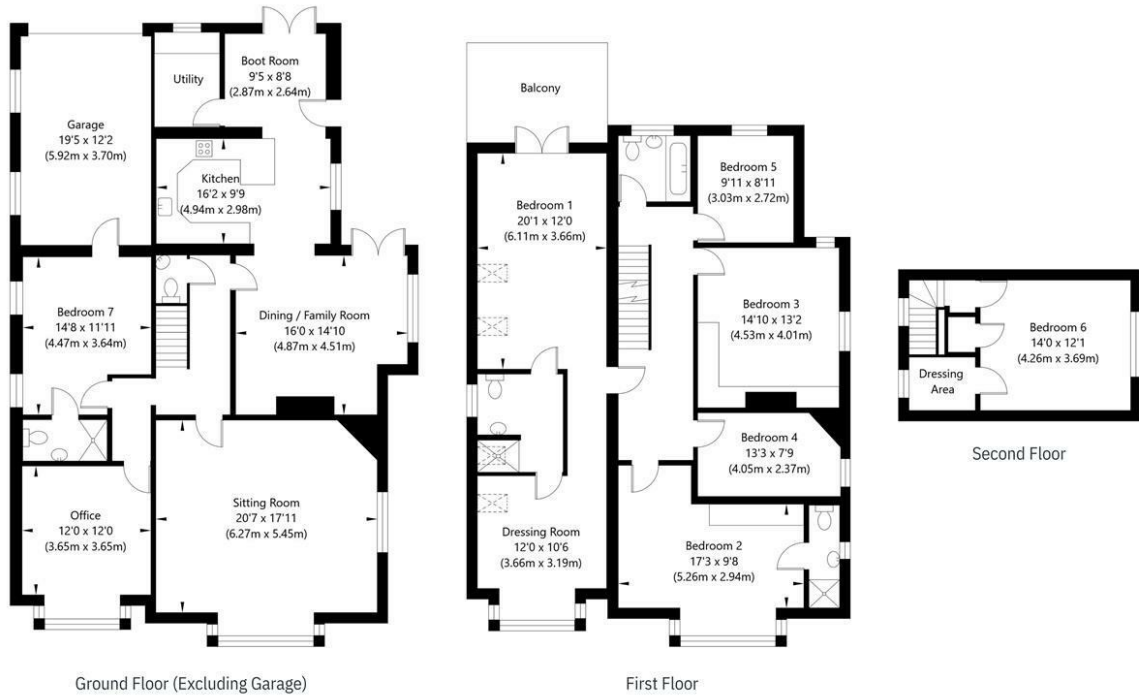
The house bathroom has been wonderfully designed with Italian marble tiles and a Villeroy & Boch suite including bathtub with shower head over, low flush WC and wash hand basin with mixer tap. There is also underfloor heating.

To the second floor is bedroom 6 which is a further double with walk-in wardrobe and additional recessed storage cupboard.

To the outside, the property sits on a substantial plot with ample off-street parking to the front of the property for multiple cars. To the rear, the property has an enclosed garden which is predominately laid to lawn. There is also a significant pebbled area which could be used for further parking and which leads to the integral garage. There is a large stone flagged patioed area ideal for entertaining guests and a hot tub is located near the mature willow tree and will be included as part of the sale.



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



Ground Floor (Excluding Garage)

First Floor

Second Floor

S
Est. 1871

NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY

Total Gross Internal Floor Area: Approx. 3148 SQ FT / 292.47 SQ M

Ground Floor Approx. 1467 SQ FT / 136.3 SQ M

First Floor Approx. 1432 SQ FT / 133 SQ M Second Floor Approx. 249 SQ FT / 23.17 SQ M

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

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