



## Station Road, Haxby, York Chain Free £850,000

A substantial property stretching to over 2500 sq. ft. positioned in this attractive, sought-after location boasting an abundance of original features and offering spacious and high specification living accommodation throughout.



## Accommodation

Upon entering the property is a large entrance hall with original stain glass windows, tiled flooring and a grand turned staircase leading up to the first floor living accommodation. There is also a convenient WC.

The sitting room is located off the entrance hall and is substantial in size with high ceilings and a large bay window to the front elevation allowing light to flood the room and giving an airy feel. There is a feature cast iron open fireplace with crushed stone surround which acts as the focal point of the room and has fitted storage either side. The property has fitted electric blinds throughout ground and first floor.



The living kitchen is located towards the rear of the property and has been skilfully designed to offer distinct areas for both cooking and unwinding. The bespoke Next125 kitchen offers ample storage with a large breakfast island and a range of integrated Miele appliances including Teppanyaki induction hob, oven, steam oven, full height fridge and freezer and dishwasher. There are full width sliding doors to the rear elevation and a useful pantry cupboard with additional storage and space for a washing machine. The living area has a more relaxed, seating area complete with fitted storage and a log burner with stylish tiled inlay, wet underfloor heating and remote controlled roof lights.

To the first floor are two substantial double bedrooms both of which have ensuite bathrooms with keuco basins and mirrors, bespoke fitted storage units and underfloor heating. Bedroom one has a fireplace with brick inlay and timber mantle as well as having a stunning ensuite finished to the highest of standards with a Victoria + Albert freestanding bathtub, his and her wash hand basins, Villeroy & Boch low flush WC and walk in steam shower. Bedroom two has a part-tiled ensuite and comprises a three-piece suite including Villeroy & Boch bathtub with shower over, Villeroy & Boch WC, wash hand basin and heated towel rail.



To the second floor are two further double bedrooms and wonderful views from the landing. There is a further shower room which is fully tiled complete with shower cubicle, Villeroy & Boch wash hand basin & WC.

To the outside, the property has a walled enclosed garden to the rear with artificial lawned areas and a pergola. There is also a garage with power connected.

At the front of the property is ample off-street parking and access on to Station Road.



This property has been finished to the highest of standards throughout and has been sympathetic upgraded to offer a fine balance between original features and modern fittings and it is therefore, as agents, that we strongly advise an internal inspection.

## Agents Note

The property has been sympathetically upgraded.

The property gives access to a neighbouring property through the porch area on the floorplan.

## Specification

New wooden double glazed sash windows Throughout.

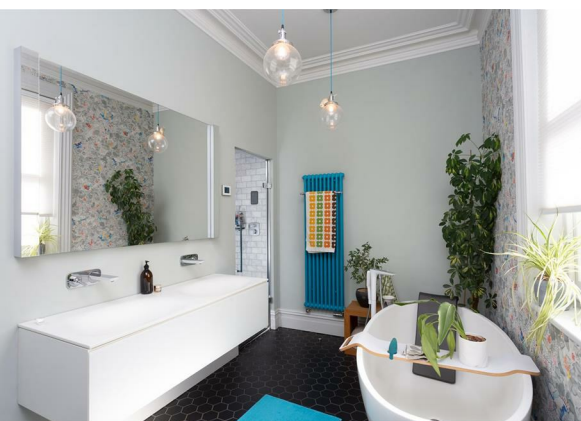
Roof - Forte underlay ,retiled, insulated as part of adding the dormer windows, and roof lights

ADT Alarm

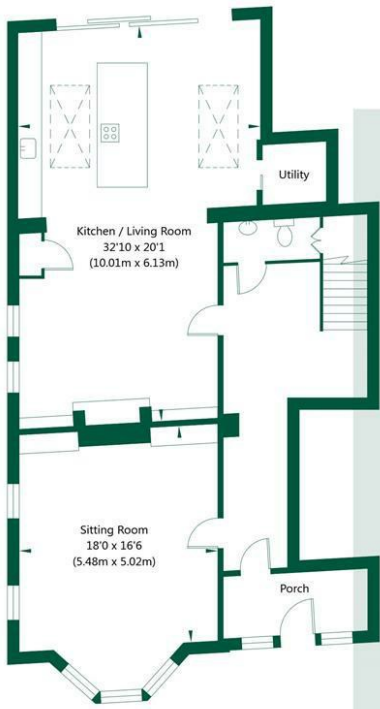
Virgin Media Fibre to the property min 1GHz broadband.

CAT6 hardware across the property to all rooms.

Planning approved to replace garage with double storey pitched roof building.



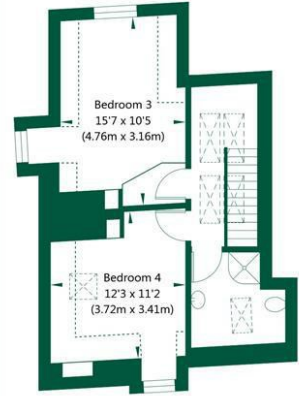
Station Road, Haxby, York, YO32 3LU



Ground Floor - (Excluding Porch)  
GROSS INTERNAL FLOOR AREA  
APPROX. 1234 SQ FT / 114.64 SQ M

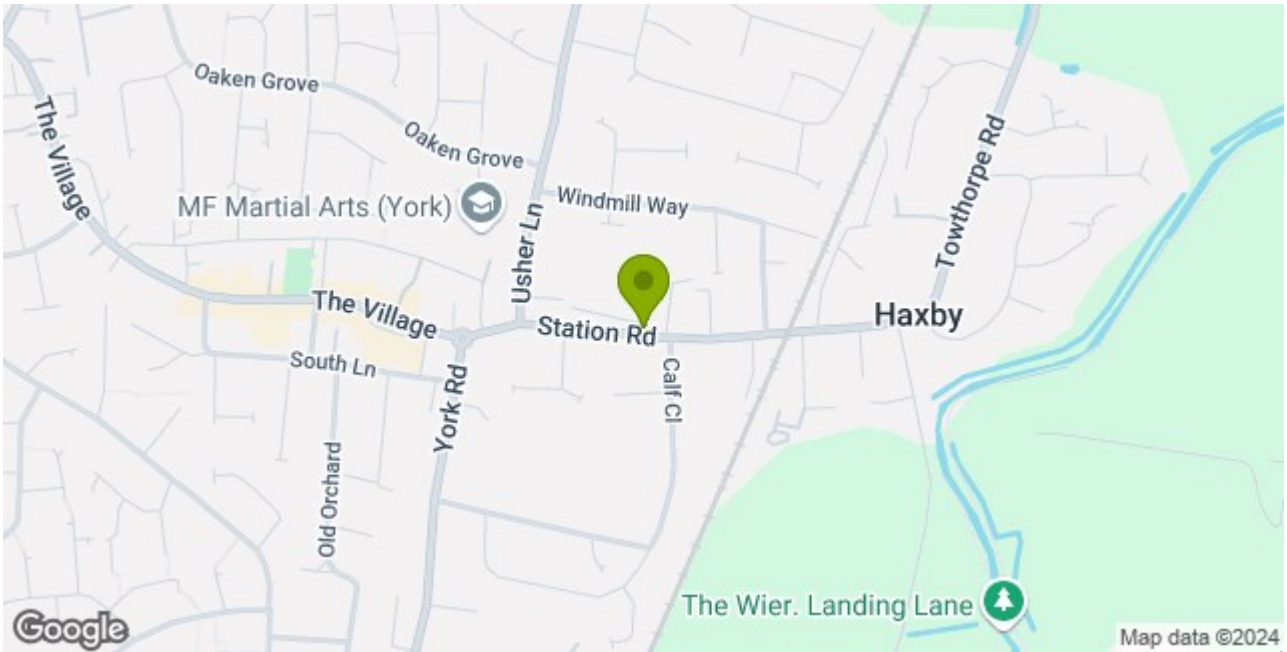


First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 892 SQ FT / 82.87 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 458 SQ FT / 42.57 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2584 SQ FT / 240.08 SQ M - (Excluding Garage & Porch)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2024



**Stephensons**

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

