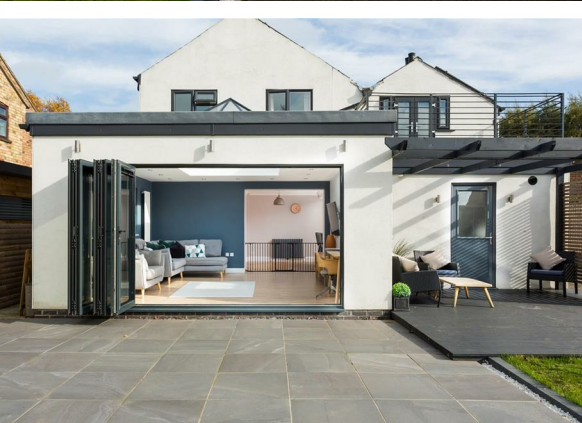




York Road, Haxby, York £650,000

A beautifully presented and upgraded, extended four bedroom detached property, situated within the most sought after York village of Haxby. Sat within a larger than average plot, finished to an extremely high standard throughout and conveniently situated for easy access to the City Centre and further afield an early internal inspection is strongly advised.



A stylish composite front door opens into a useful entrance porch, which in turn opens into an inner hall giving access to the ground floor accommodation as well as stairs to the first floor. The principal reception room sits to the front elevation of the property boasts a stunning wood burning stove, a large bay window, and solid wood floors. A second reception room, currently used as a dining room, again benefits from solid wood floors and a large bay window.

A door from the dining room opens through into a quite stunning open plan kitchen living area with wood floors throughout, a solid wood breakfast bar with wine fridge, as well as a range of wall and base units with quartz worktops. The kitchen also boasts integrated double oven, microwave, dishwasher, as well as space for an American style fridge freezer.

The kitchen opens round into a large family room with stunning roof lantern and bi-fold doors opening out into the rear garden.

A ground floor house bathroom can be accessed from the kitchen and is fully tiled throughout, boasting a roll top bath with waterfall shower over, pedestal wash basin and low flush wc. Completing the ground floor accommodation is a large utility with built in cupboards, integrated fridge freezer and space for washing machine and dryer.

To the first floor are four double bedrooms and two shower rooms. To the front elevation are two large well proportioned double bedrooms with a Jack and Jill shower room which briefly comprises a large walk-in waterfall shower, floating washbasin and low flush wc. A third double bedroom sits to the rear elevation boasting patio doors which open out onto a large balcony with stunning countryside views.

With bedroom four, a slightly smaller double room, completing the bedroom accommodation. A large house shower room briefly comprising a walk-in waterfall shower, washbasin and vanity unit, and a low flush wc, completes the internal accommodation of this sizeable family home.

To the outside the property boasts an extremely large driveway offering ample parking for multiple cars, as well as a detached single garage accessed down the side of the property. To the rear of the property is a pleasant southwest facing rear garden mainly laid to lawn with a stylish patio area immediately outside the bi-fold doors, and a raised decking area with pergola over, ideal for summer entertaining. Crucially the property also benefits from solar panels. Included is a 5x2m shed with power and light.

This property has been finished to the highest of standards throughout. It is therefore, as agents, that we strongly advise an internal inspection.

Agent Note - The Plan listed within this marketing is strictly for illustrative purposes only and gives guide to the properties boundaries.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: C

Council Tax: E - City of York

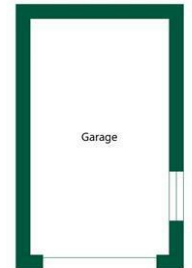
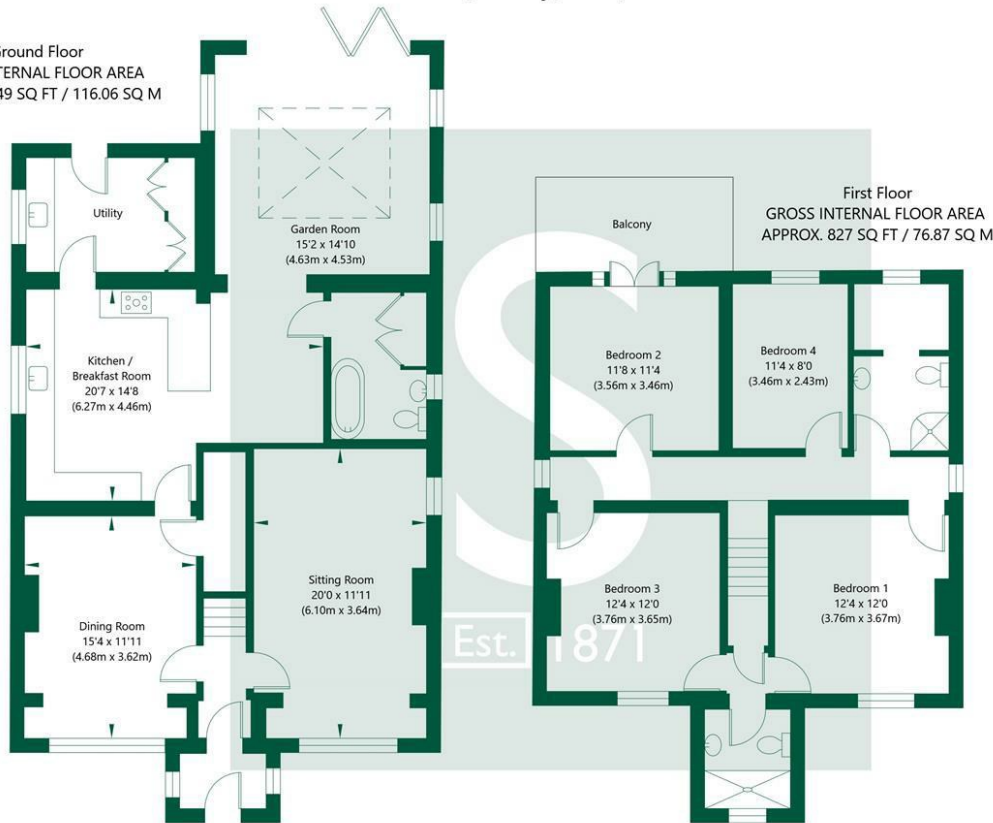
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 809900

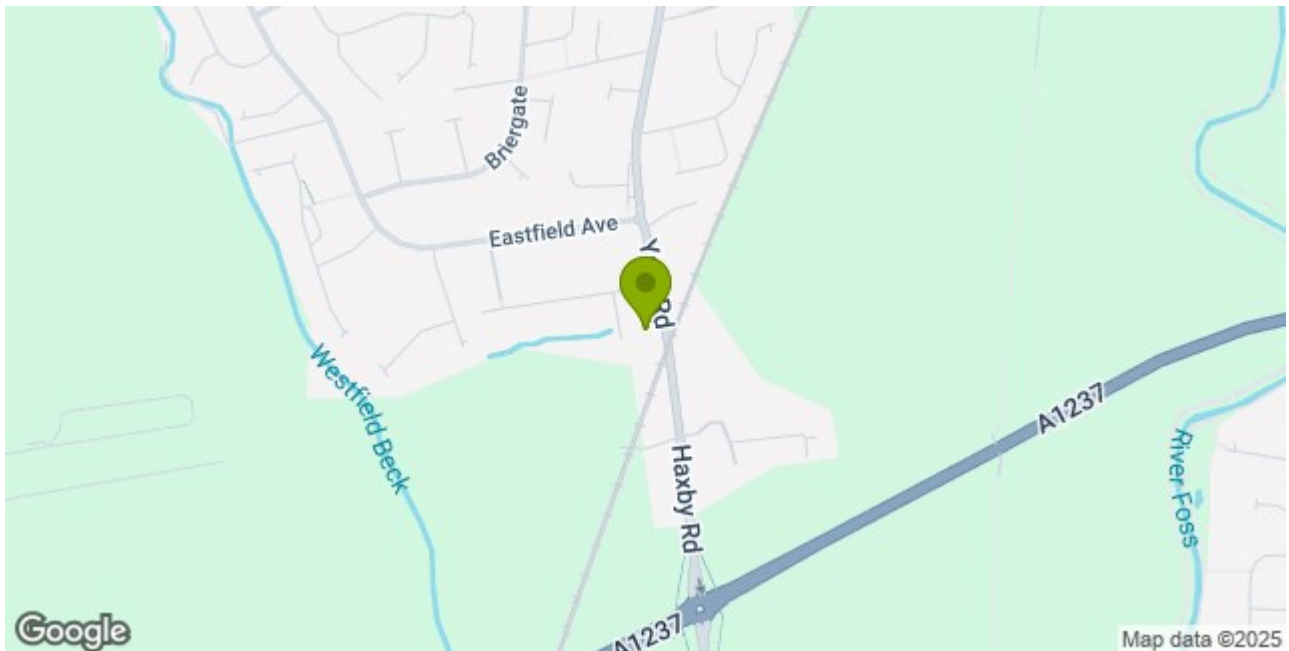
*Download speeds vary by broadband providers so please check with them before purchasing.

York Road, Haxby, York, YO32 3HG

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1249 SQ FT / 116.06 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2076 SQ FT / 192.93 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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