

## York Road, Haxby, York £350,000

A wonderfully presented mid terrace home with modern fixtures and fittings throughout including a stunning fitted kitchen and contemporary bathroom within this highly sought-after location and within walking distance to Haxby's local amenities.





## Property

The property is accessed via a uPVC double glazed door leading into an entrance porch with a feature stained glass, vestibule door into the hallway.

A timber door leads into the downstairs living accommodation which is open-plan in design. There is a spacious sitting area towards the front of the property with a feature multifuel burner and timber mantle. The room has a large bay window with tier on tier shutters allowing light to flow into the room. Towards the rear of the room is a further dining area which in turn leads into the kitchen.



The highly regarded Benchmarx kitchen is modern in design and has a range of base and wall storage units with laminate, heat resistant preparation surfaces incorporating a 1 1/2 sink with drying area. The kitchen has a range of integrated appliances including a dishwasher, washing machine, under counter freezer and full sized fridge. Additionally there is a useful access door to the rear, space for a Rangemaster style oven and a feature lantern light to the ceiling. The kitchen is also home to the recently installed combi boiler.

A useful downstairs WC with wash hand basin completes the downstairs living accommodation.

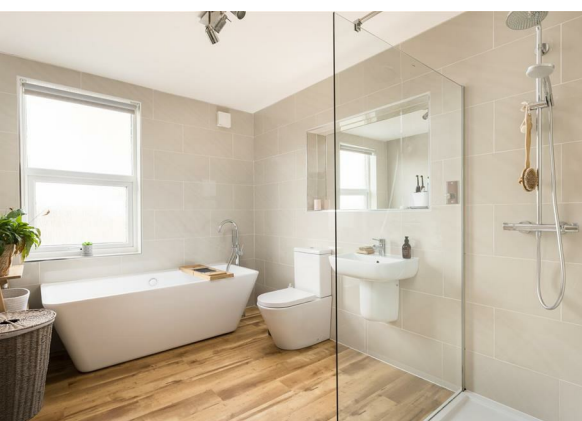


To the first floor are two good sized double bedrooms with bedroom one benefiting from two feature radiators and built in wardrobe space.

The house bathroom has been recently installed with tiled walls, free standing bathtub, walk-in shower cubicle, heated towel rail, low flush WC and wash hand basin as well as a striking mirror with feature lighting.

## Outside

To the outside is a rear courtyard and outside store with power and lighting connected.



This property has been finished to the highest of standards and it is therefore, as agents, we strongly recommend an internal inspection to truly appreciate what this property has to offer.

## Useful Information

Tenure: Freehold

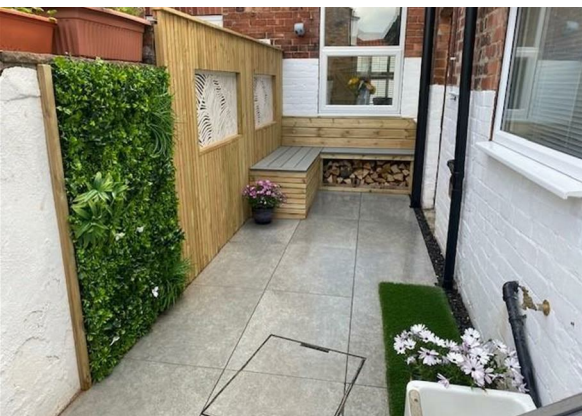
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: C

Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

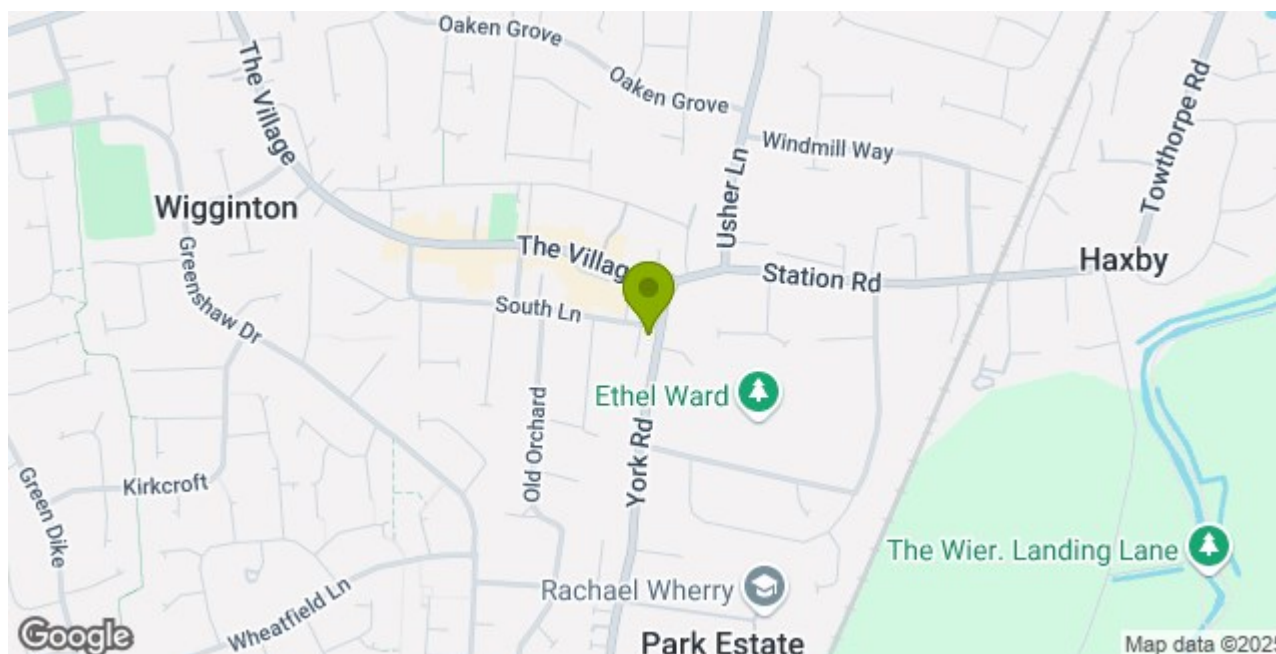


Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 809900

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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1015 SQ FT / 94.29 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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