



## York Road, Haxby, York £460,000

Dating back to 1904 is this wonderfully presented mid terrace home set across three floors benefiting from a fabulous open plan dining kitchen and three double bedrooms. The property has a large garden to the rear with a good-sized garden room & off-street parking for two cars.





## Property

The property is entered via a composite door to the front elevation leading into an entrance porch and then through into the hallway which benefits from feature floor tiling.

The sitting room is of a spacious size and has a large bay window with shutters to the front elevation, high ceilings and a cast iron fireplace acting as the focal point of the room.

The breakfast kitchen is open plan in design benefiting from a range of wall and base storage units with timber preparation surfaces incorporating a Belfast sink. There are a range of integrated appliances including Bosch oven, 5 ring gas hob with extractor fan over and a Lamona dishwasher. The kitchen also has a separate dining area with French doors leading to the rear and a further feature fireplace.

Through the kitchen is a utility area with a further sink and storage units and a useful side access door. The utility room also has space for a freestanding fridge/freezer and washing machine. There is also a downstairs WC with wash hand basin located off the utility.

To the first floor are two well-proportioned double bedrooms and the house bathroom. Bedroom one is a large double with timber flooring and fitted mirrored wardrobes offering ample storage space. Bedroom two is a further double bedroom, again with timber flooring, and with a feature cast iron fireplace.

The bathroom is contemporary in design and comprises a four piece suite including feature freestanding bathtub, recessed shower cubicle, low flush WC, hand wash basin and a heated towel rail.

On the second floor, a third double bedroom is found which is again of a generous size and benefits from two Velux windows and ample storage in the eaves.

To the outside, the property has a rear courtyard leading to two off street parking spaces. Thereafter is a sizeable, private garden with established trees & hedges and a separate, flag paved area ideal for barbequing and entertaining guests. To the rear of the garden is a timber framed summer house with power connected. The property has external electric sockets including to the patio area and an external water tap.

It is therefore as agents that we strongly recommend an internal inspection.

## 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

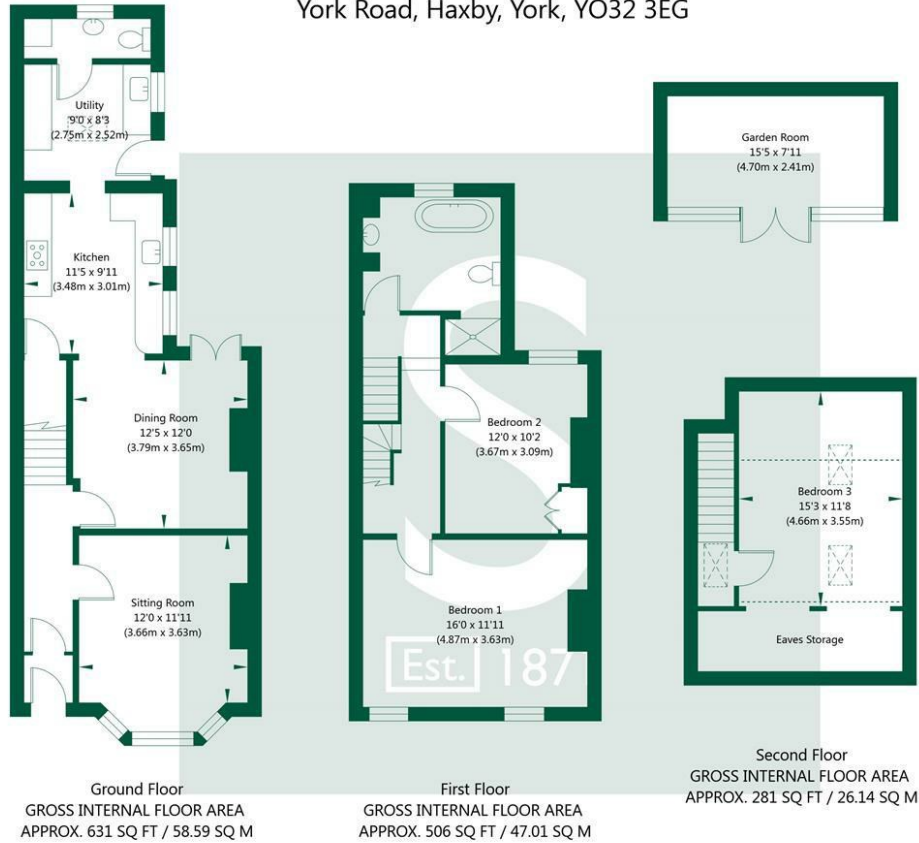
Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

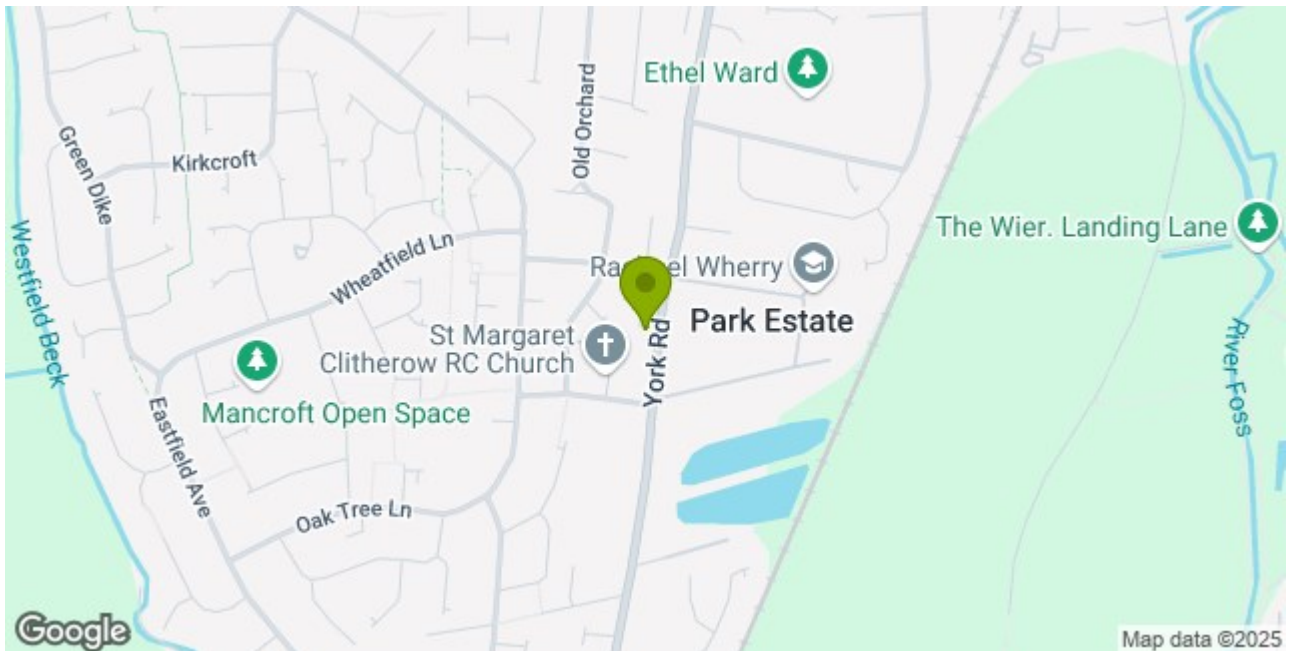
Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 809900

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

York Road, Haxby, York, YO32 3EG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1540 SQ FT / 143.07 SQ M - (Including Garden Room)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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