

# Stephensons

S  
Est. 1871





## Greenshaw Drive, Haxby, York

### Asking Price £450,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A flexible and well maintained modern detached dormer bungalow featuring a main bedroom with dressing room, spacious lounge, as well as ground and first floor Shower rooms.

The property offers huge potential for further expansion and improvement and is set within generous gardens with ample off road parking.

[stephensons4property.co.uk](http://stephensons4property.co.uk)

Est. 1871





### Accommodation

This previously extended and immaculately presented detached Dormer bungalow is set within the heart of Haxby and is being offered for sale with both vacant possession and no-onward chain.

The property represents ideal accommodation for young and mature families, as well as retirees and provides enormous potential for further expansion and improvement.

Internally, the property is entered via a uPVC framed double glazed front door into a reception hall which has a walk-in cloaks cupboard with mounted shelving.

The entrance hall leads through into a separate dining room which has a radiator and recess display niche with arched leaded light window.

The principal reception room is a spacious lounge, located at the front of the house, having a living flame coal effect gas fire set on a crushed stone heath with matching surround. The lounge includes a television aerial point, display shelving and radiator.

The inner hall services the remaining downstairs accommodation and has a double radiator, built-in linen cupboard and turn staircase leading to the first floor accommodation, with pine spindle balustrade and handrail.

Located at the rear is a breakfast kitchen, which has a range of built-in base units to 4 sides with laminated worktops and inset polycarbonate sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the kitchen is a built-in Bosch electric oven with 4 point Hygena gas hob unit and extractor canopy. The kitchen also has a free-standing Miele dishwasher and Bosch automatic washing machine. There is ample space for a freestanding breakfast table in addition to a radiator.

Located beyond the kitchen is a utility room, with an additional fitted worktop and inset stainless steel sink unit. The utility room provides integral garage access, and a uPVC framed double glazed door leads out onto the garden beyond.

The master bedroom is located on the ground floor; being a spacious double bedroom with access through a dressing room, which has a range of built-in floor to ceiling wardrobes. Both the dressing room and bedroom have radiators. (For those requiring additional bedroom accommodation, the master bedroom could be returned to 2 separate rooms).

The downstairs accommodation is completed by a modern shower room which has a low flush W.C. pedestal wash hand basin and walk-in shower cubicle with full height tiled splashbacks. There is a heated towel rail and mirror fronted medicine cabinet.

The first floor landing includes a double fronted wardrobe and walk-in loft access. There is a built-in over stairs cupboard, radiator, and feature double glazed Velux roof light. Located off the landing, is a generous double bedroom with a bank of built-in wardrobes, double radiator, and twin double glazed Velux roof lights.

Finally, there is a separate house bathroom being of an excellent size and providing a low flush W.C. pedestal wash hand basin and walk-in corner shower cubicle with full height tiled splashbacks. There is a fitted shaving socket, double glazed Velux roof light, tiled flooring, bank of low level cupboards and draws, with laminated worktop in addition to a radiator and towel rail.

### To The Outside

The property is accessed directly off Greenshaw Drive onto a block paved front and side driveway which provides off street parking for numerous vehicles. The driveway in turn accesses the attached garage, which has an electric garage door and is equipped with electric light and power.

The block paving continues across the front elevation where there is gated access down either side of the property through into the rear garden. The property's front garden is laid to lawn, with clearly defined fenced and hedge lined borders.

The property features a delightful rear garden, which has been landscaped and maintained over many years. There is a circular lawn, in addition to a circular block paved patio with brick raised central herbaceous bed.



The rear garden is fully enclosed to all sides by fenced and hedge lined boundaries, and an outside water tap is located off the side elevation.

The property's accommodation is flexible in nature and can easily be adapted to provide more, or less, bedroom accommodation.

There is gas fired central heating, as well as uPVC framed double glazed casement windows throughout, and an early inspection is strongly recommended.

#### Property Information

Tenure: Freehold

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

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: D - Valid unit 23.04.2035

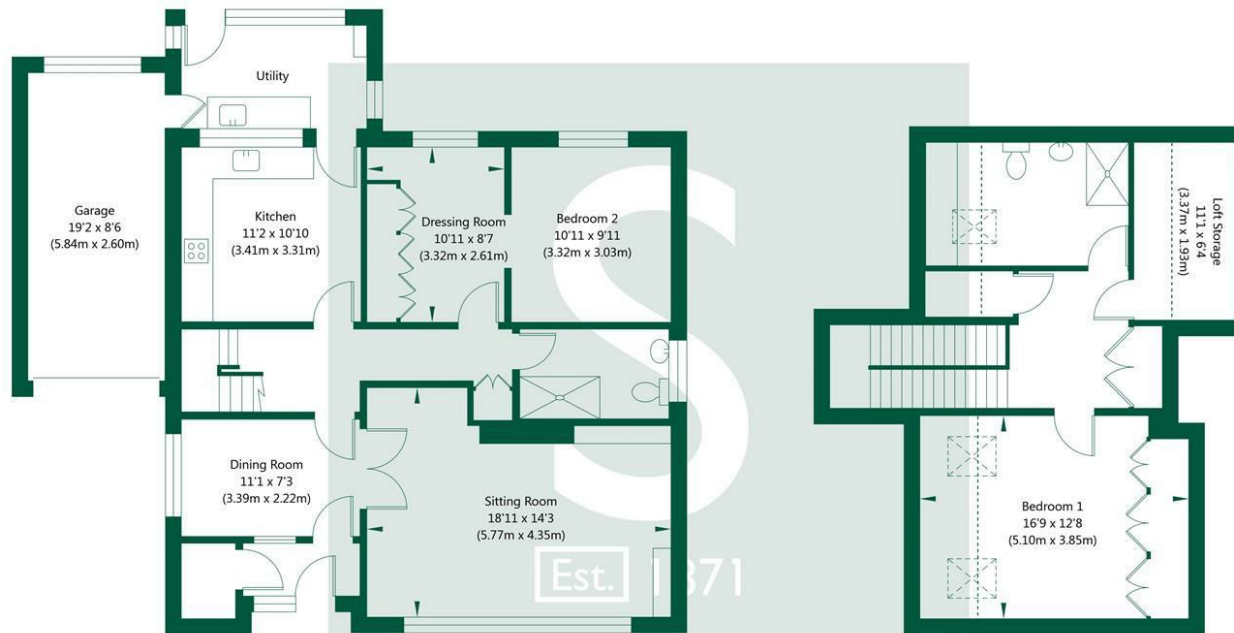
Council Tax: D - City of York

Current Planning Permission: No current valid planning permissions

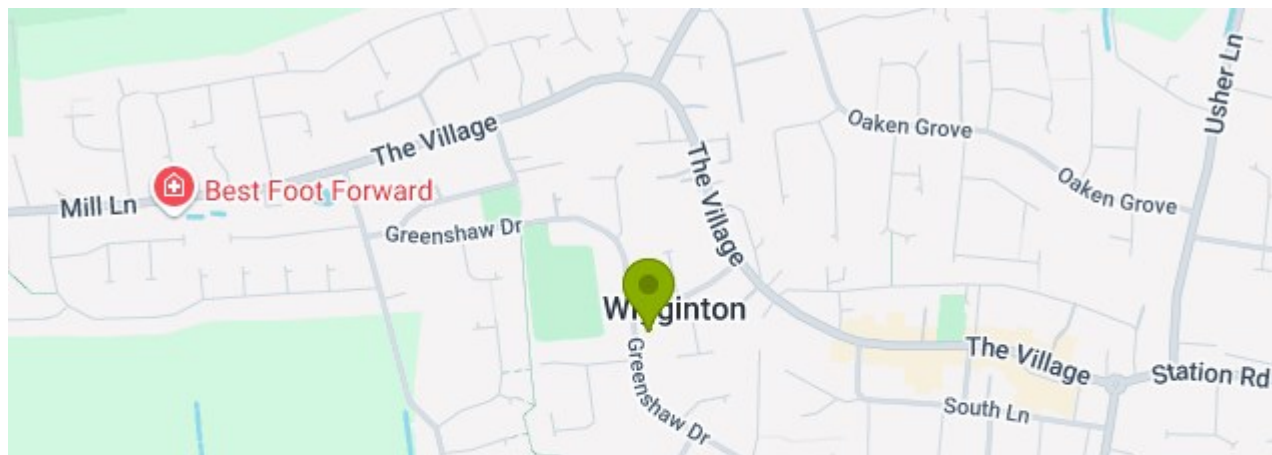
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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

# Greenshaw Drive, Haxby, York, YO32 2DG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1434 SQ FT / 133.21 SQ M - (Excluding Garage and Loft Storage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
[www.exposurepropertymarketing.com](http://www.exposurepropertymarketing.com) © 2025





Stephensons

York	01904 625533
Knaresborough	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

