



Broad Acres, Haxby, York Asking Price £500,000

**** FEATURE BREAKFAST KITCHEN ****

A modern detached house offering outstanding family living accommodation, set within this peaceful development in the heart of Haxby, and featuring a spacious through lounge, four generous bedrooms and a detached garage.



Accommodation

A spacious, well appointed and extended detached family house occupying a choice position within this ever-popular development.

The property boasts generous front and rear lawned gardens with ample off street parking and is certain to be of interest to both young and mature families alike.

Internally, the property is entered via a double glazed front door into a reception hall with central staircase leading to the first floor accommodation.

The principal reception room is a spacious through lounge, having a fitted electric fire with marble hearth and matching surround. There is a bay window to the front elevation with uPVC framed double glazed French doors to the rear leading out onto the garden beyond. The lounge benefits further from a television aerial point and radiator.

The property has a separate dining room with built-in under stairs storage cupboard and radiator.

The dining room leads through into the modern breakfast kitchen, forming part of the property's skilful extension which creates an ideal family environment.

The kitchen benefits from a range of contemporary base units to three sides with fitted worktops and inset polycarbonate sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the sale is a built-in NEF oven and grill with separate four point AEG induction hob and AEG microwave. The kitchen has an integrated fridge unit and provides ample space for a breakfast table. There is recess ceiling down lighters, plinth lightening and radiator.

To the rear of the property is a generous utility room, with an additional fitted worktop, high and low level cupboards in addition to a stainless steel sink unit. The utility room provides plumbing for a washing machine and dishwasher with space for a fridge freezer unit. A uPVC framed double glazed rear entrance door leads out onto the garden beyond and in addition there is a single radiator.

The ground floor accommodation is completed by a cloakroom which has a low flush W.C., and wash hand basin with full height tiled surround.

The first floor landing has a radiator and loft hatch and services all the first floor accommodation. The main bedroom is located at the front of the house with a generous double bedroom with a range of built-in furniture including triple fronted wardrobe, bedside tables, chest of draws and dressing table.

Bedroom two is a further spacious double located at the front, and has an over stairs storage cupboard, triple fronted wardrobe, and matching bedside units.

Bedroom three is currently used as a working study having high and low level cupboards with fitted worktop.

Bedroom four is a good size single bedroom.

All four bedrooms benefit from radiators and uPVC framed double glazed casement windows.

The internal accommodation is completed by a house bathroom which has a low flush W.C., and hand wash basin both set in a vanity surround. There is an inset panelled bath with wall mounted shower attachment and full height tiled surround. The bathroom benefits further from a heated towel rail, medicine cabinet, ceiling down lighters and strip light with shaving socket.

To the Outside

The property is accessed directly off Broad Acres onto a flagged front and side driveway which provides off street parking for numerous vehicles which in turn gives access to the detached single garage located at the rear which is of brick construction with remote activated garage door, light, and power.

Adjoining the driveway at the front of the property, is a gravelled hard-standing providing additional parking with a front garden being extensively laid to lawn. The property's front garden is enclosed by fenced and hedge lined boundaries. Gated access from the side of the property leads through into the rear.

Running full width across the rear elevation is a blocked paved patio which steps out onto a shaped rear garden beyond which is extensively laid to lawn with herbaceous side and rear planted borders.

To the rear of the garage is a further hard-standing with garden shed which is included within the sale.

The rear garden is fully enclosed by walled and fenced boundaries being ideal for children, grandchildren, and pets. An outside water tap is located off the rear elevation.

The property benefits from both gas fired central heating and double glazing throughout and an early inspection is strongly recommended.

Additional 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

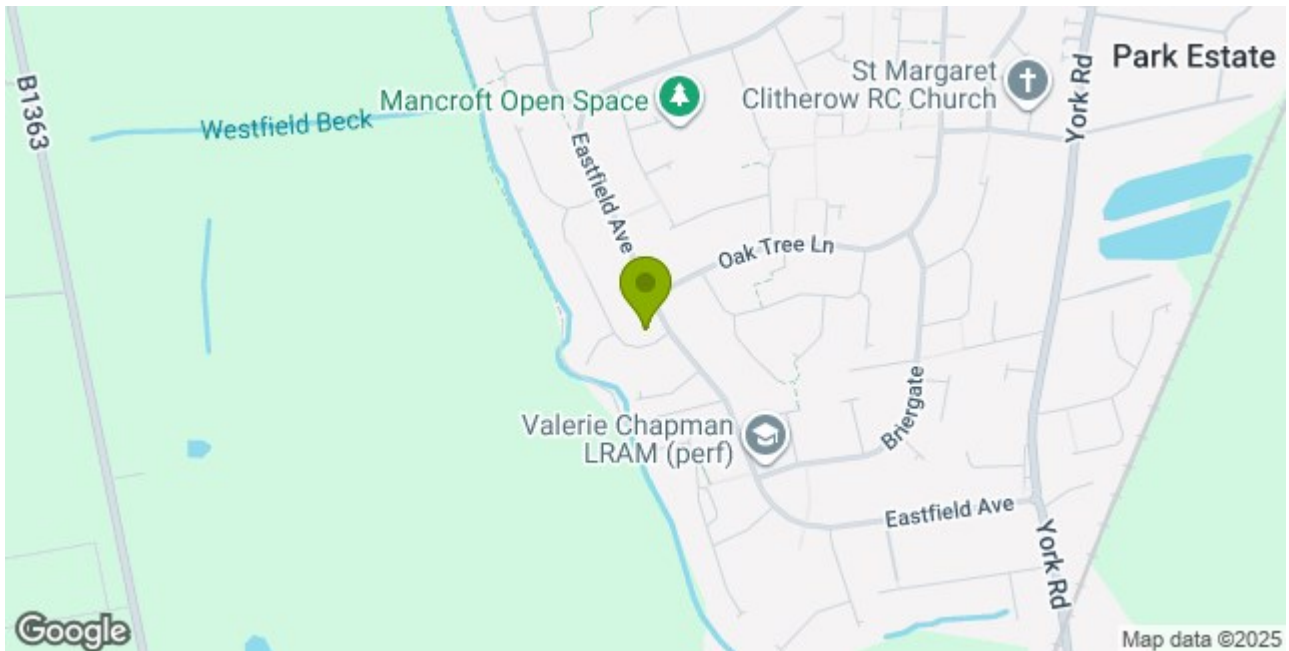
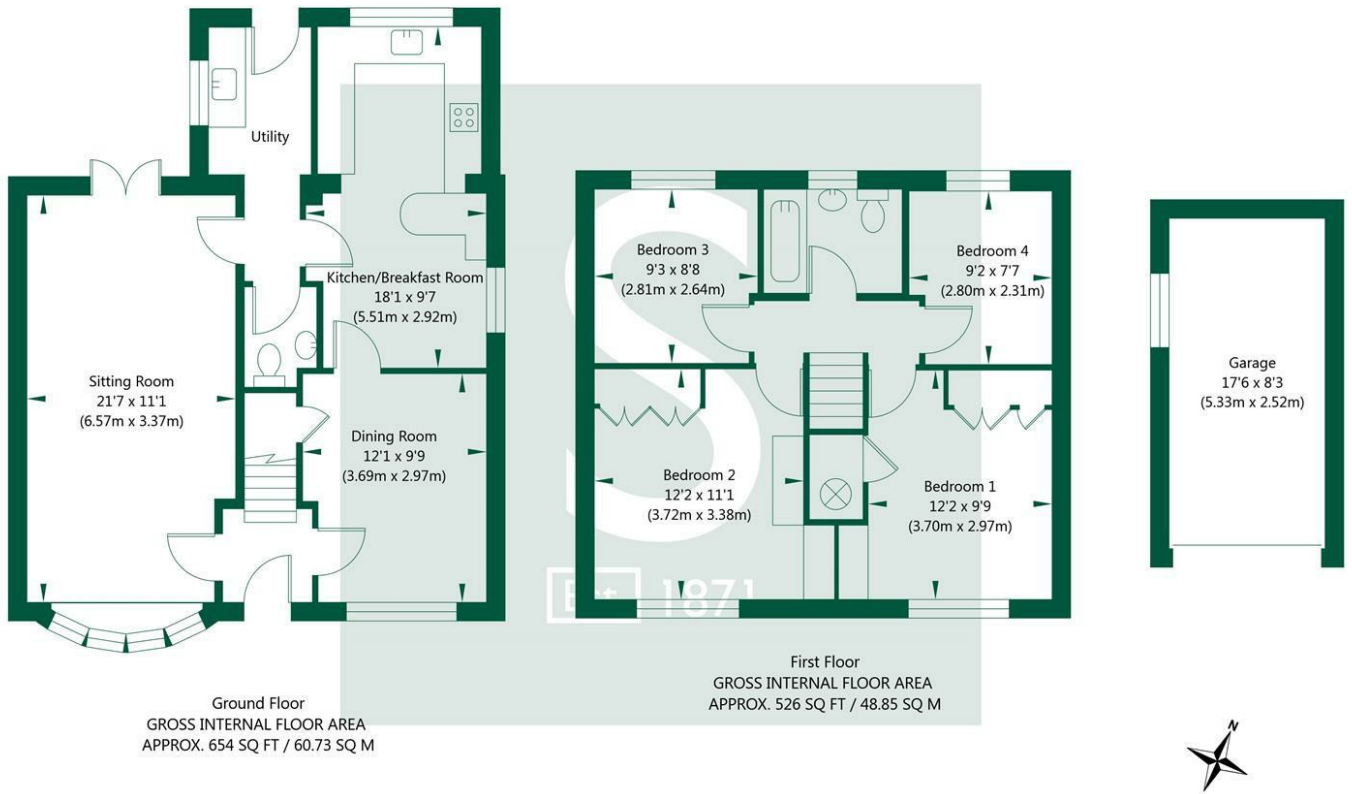
Council Tax: D - City of York

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.

Broad Acres, Haxby , York, YO32 3WL



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