



York Road, Haxby, York Asking Price £500,000

**** COMPREHENSIVELY UPGRADED ****

A period townhouse set in the heart of Haxby offering 3 storey, 3 bedroom living accommodation featuring a contemporary breakfast kitchen, double garage and a wealth of original period features.



Accommodation

A comprehensively improved and previously extended, period townhouse which has been sympathetically restored, over many years, bringing to life all the original period features.

The property is certain to be of interest to young and mature families, retirees, and professional couples, and is situated in the heart of Haxby within walking distance of the numerous local amenities.

Internally, the property is entered through a double glazed front door into a reception hall with original tiled flooring, double radiator and staircase leading to the first floor.

The principal reception room is a spacious living room located at the front of the house having a bay window to the front elevation with sliding sash effect uPVC framed double glazed casements.

The living room features a living flame coal effect gas fire set on a marble hearth, in addition to a television aerial point and radiator.

Located centrally within the property, is a second living room/snug which has a solid fuel burning cast iron stove set on a stone hearth with exposed brick surround and there is an original double fronted cupboard, television aerial point, built-in under stairs cupboard and parquet effect flooring.

Without doubt the feature room of the property is the modern breakfast kitchen, which forms part of the property's skilful extension. The kitchen area boasts a stylish range of base units to 3 sides with Quartz worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with Quartz upstands in addition to a built-in Bosch electric oven, grill, and microwave. There is a separate 4 point induction hob unit with extractor canopy, and the kitchen includes a built-in dishwasher and integrated fridge and freezer units.

An archway leads through into the breakfast room which has a double glazed rear entrance door, ceiling down lighters and contemporary radiator.

The ground floor accommodation is completed by a cloakroom which has a low flush W.C., wash hand basin and plumbing for a washing machine. The cloakroom also houses the Potterton gas fired central heating boiler.

The first floor landing has a turn staircase which leads to the second floor accommodation and includes an under stairs recess.

The main bedroom is located at the front of the house being a superb double bedroom with twin windows, television aerial point, and double radiator.

Bedroom 2 is another generous double room having a period fireplace with tiled hearth, in addition to a built-in wardrobe and radiator.

The bathroom has been replaced and refitted with a Victorian style suite, comprising a wash hand basin and roll top bath. There is a separate walk-in corner shower cubicle with full height tiled splashbacks, and the bathroom includes a heated towel rail, ceiling down lighters and a radiator. There is a separate toilet with a low flush W.C., and wash hand basin both set in a vanity surround. The toilet also includes a radiator.

The second floor landing has a double glazed Velux roof light and built-in eaves storage cupboard.

The seller has previously converted the loft into a substantial double bedroom, with twin Velux roof lights, electric heater, and a substantial area of built-in eaves storage.

The property boasts a wealth of its original period features brought to life by an exceptional colour scheme and complimented by the bathroom and kitchen fittings.

To The Outside

The property overlooks York Road in the centre of Haxby, having a four-courted front garden with pedestrian gated access and a dwarf brick built surround.

There is vehicular access along a shared side driveway which opens out at the rear onto a gravelled hardstanding which in turn accesses the detached double garage. The garage is equipped with light and power and has a remote activated garage door.

Adjoining the rear and side elevation of the property is an enclosed courtyard having a private seating area and includes an outside water tap.

There is gated access along the side of the garage to a secret rear garden with a primary and secondary flagged patio area providing ample space for garden furniture, ideal for outside entertaining. Centrally there is a gravelled lawn with adjoining slate chip borders, and the rear garden is fully enclosed by fenced boundaries.

The property benefits from gas fired central heating and double glazing throughout, and an early inspection is strongly recommended to appreciate the true quality of the accommodation on offer.

Additional 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: TBC

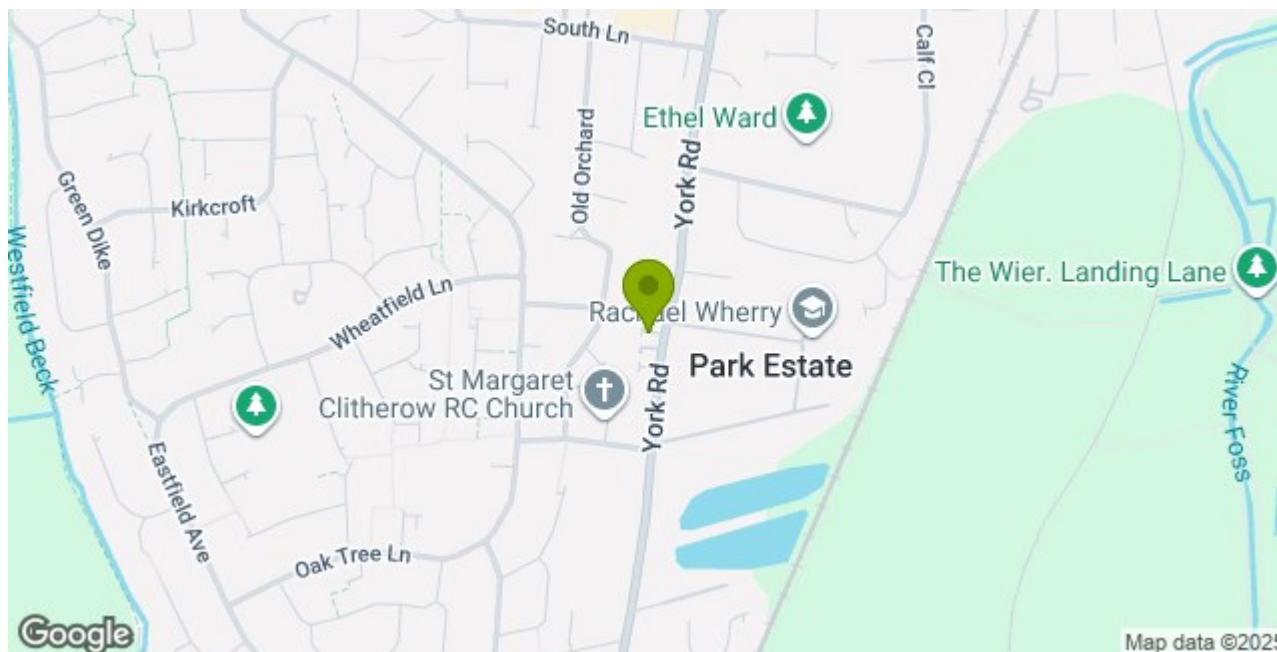
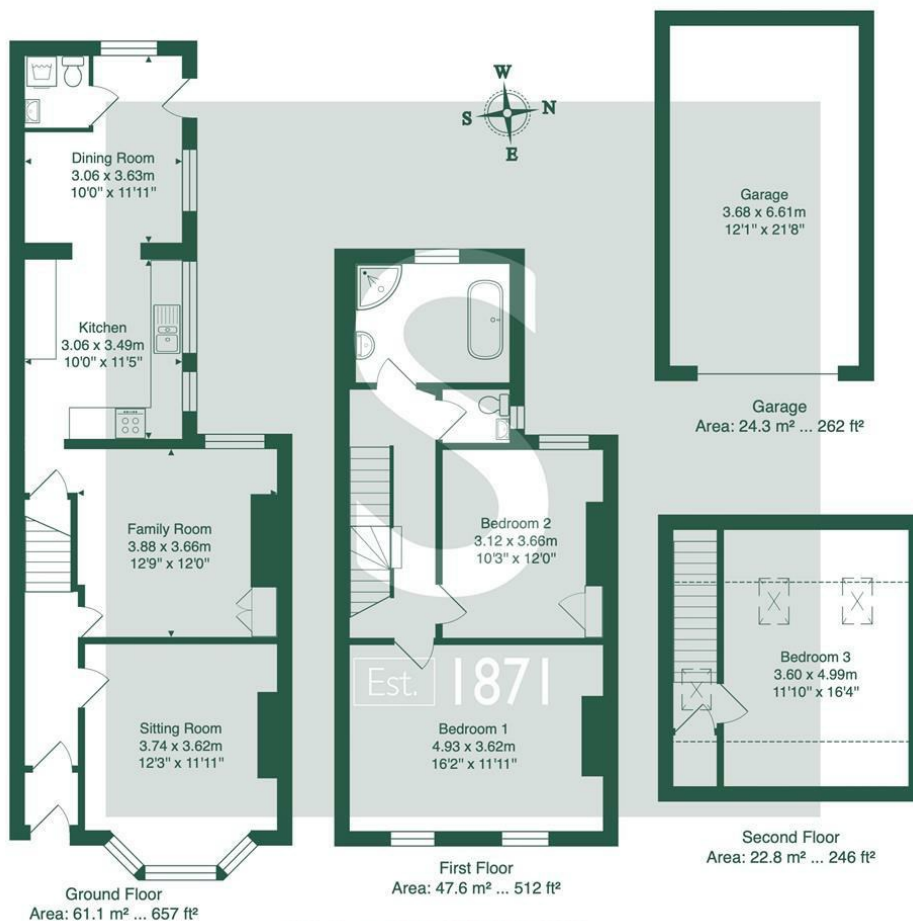
Council Tax: C - City of York

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.

York Road, Haxby, York, YO32 3EG



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