



## York Road, Haxby, York £865,000

A large, detached family home which has been significantly extended in this highly sought-after location. The property, with its spacious and potentially flexible accommodation, sits on a substantial plot with a fabulous south-west facing rear garden.



The property is entered via a double glazed uPVC door, leading into a traditional, panelled entrance hall with useful storage cupboards.

The front sitting room has an engineered wooden floor and a large bay window allows light to flood into the room and gives views of the front garden.

The family room is spacious with bespoke fitted bookshelves, with cabinets beneath. The room has a log burning stove. French doors lead from the back of the room onto a small patio which steps down into the garden.



The kitchen has a combination of base and wall storage units with timber preparation surfaces and a stainless steel sink and drying area. There are a number of integrated appliances, including a microwave, a 4 ring induction hob, an electric oven and space for a dishwasher, fridge freezer and freestanding dining table. The access door leads onto a paved area to the side of the house.

Adjoining the kitchen is a small utility room which has an additional sink, storage space and space for washing provisions.



Leading from the kitchen is the back sitting room with storage cupboard. This room forms the first part of the annexe area which has a kitchenette, double bedroom and part tiled shower room. The annexe has extensive views of, and access to, the garden via a second patio.

On the first floor there are a further three large double bedrooms and a single room. Two of the double rooms have fitted wardrobes and hand basins.

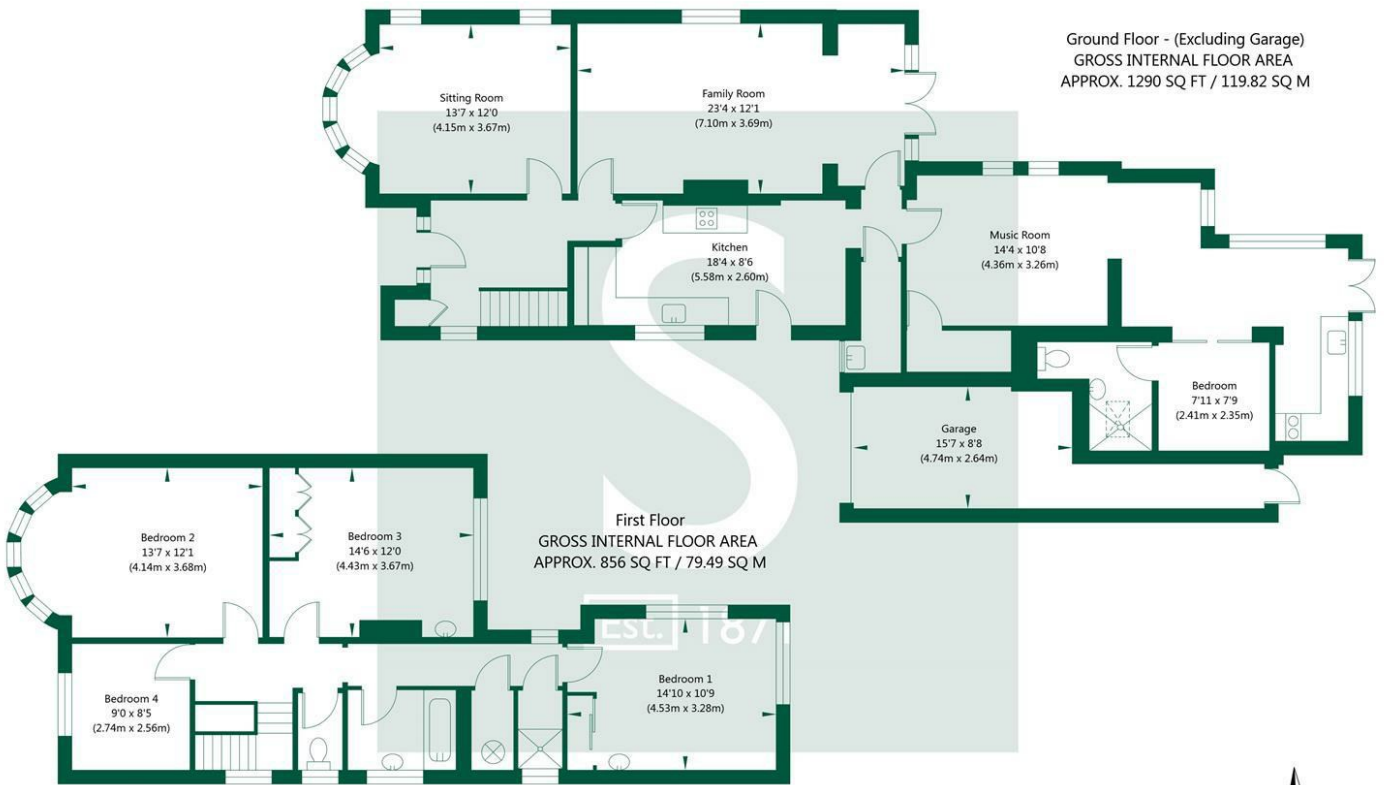


The house bathroom has part tiled walls, a large bathtub with shower and a wash hand basin. There is a separate shower room, separate WC and useful storage cupboard.

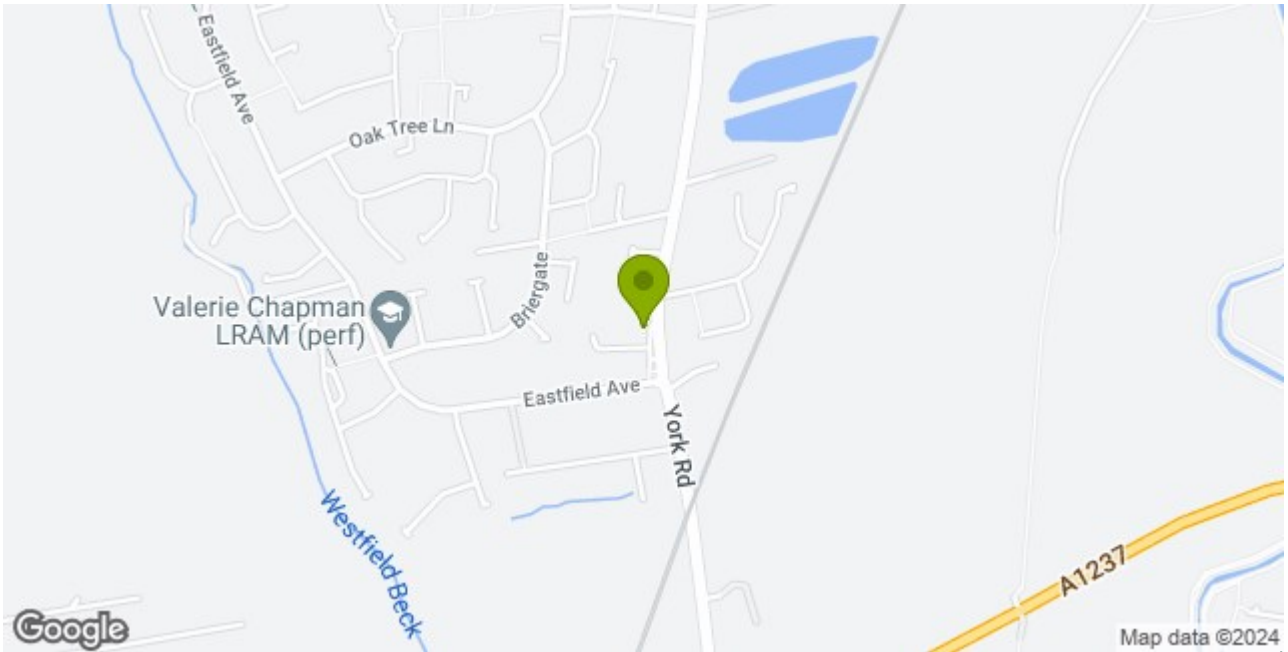
The house stands on a substantial plot. The large mature garden to the rear has well established borders, lawned and wildlife areas. As the house is set well back from the road, the front garden allows ample off street parking and gives access to the garage.



York Road, Haxby, York, YO32 3EX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2146 SQ FT / 199.31 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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