



Riversdale, Haxby
York, North Yorkshire YO32 3FR

£230,000

Reasons to Buy

- ✓ End of Terrace Home
- ✓ Beautifully Presented
- ✓ Stylish Flooring to Ground Floor, Kardean Flooring to Master Bedroom and Third Bedroom
- ✓ Wonderfully Light Sitting Room
- ✓ Modern Fitted Kitchen
- ✓ Two Double Bedrooms, One Single or Home Office
- ✓ Contemporary Bathroom
- ✓ Enclosed Garden
- ✓ Desirable Location

Overview

Riversdale is nestled in a quiet cul de sac in the hugely popular village of Haxby. It is a charming blend of modern and tasteful style. This mews property has been extended creating a lovely light loft conversion providing a Master bedroom.

The current vendors have redecorated throughout in soft grey tones complemented with stylish wallpaper and neutral flooring. There is nothing to do but move your furniture in and call it home!

Step Inside

Open your front door into the entrance hall, there is a super cupboard handy for hanging coats and shoes along with storing household appliances.

Head to the left to the sitting room bathed in natural light from the window overlooking the front. This stylish room has space for squishy sofas, we can imagine cosy nights in watching your favourite Netflix series!

The kitchen is smart with soft grey floor and wall mounted cupboards and drawers that perfectly complement the dark worksurface. There is an electric double oven with ceramic hob and stainless steel chimney hood and space for a fridge freezer and plumbing for a washing machine. The breakfast bar is ideal for the busy morning rush and sociable for friends



to sit with a glass of wine whilst the chef rustles up supper. Sliding patio doors makes it light bringing the outside in.

Upstairs

Take the stairs to the first floor where you will find a double bedroom with mirrored fitted wardrobes. The third bedroom has stylish Kardean flooring, this room would also make a super home office. Stairs lead to the master bedroom; this is a tranquil space with natural light flooding in through the velux window and window overlooking the rear.

The family bathroom has a contemporary vibe, a white P -Shaped bath with shower over ideal for the morning rush or a leisurely soak after a hectic day.



Outside

The garden is fully enclosed with pretty painted timber fencing with useful gate giving access to the rear. There is a lawned area and a paved patio, ideal for alfresco dining and enjoying summer BBQs.

To the front is a low maintenance gravelled garden perfect for placing potted flowering plants and shrubs. There is parking on a first served basis.

Services

Gas Central Heating, UVPC Double Glazing.



Directions

Proceed along the village to the roundabout and continue straight over. Continue along Towthorpe Road following the road round to the left. Take the right turning into West Nooks and take the left turning into Netherwindings. Riversdale is the first turning on the left and the property will be situated on the left-hand side.



About Haxby

Haxby is a thriving small town lying just outside York's outer ring road, adjacent to the village of Wigginton. Both areas are large enough to have their own network of businesses, amenities and community events but still retain the feel of a village.

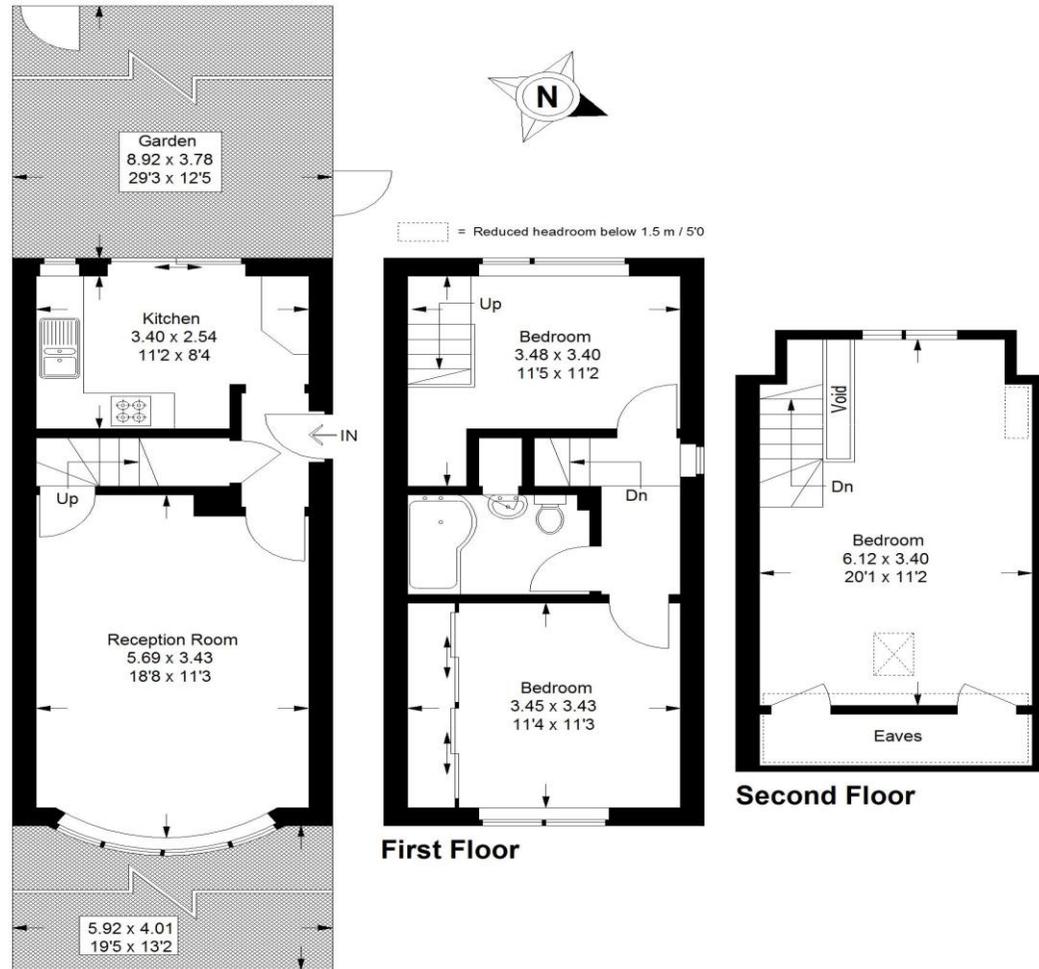
There is everything on your doorstep with a busy high street serving the community with small supermarkets, charity shops, opticians, and interior design outlets. After a Saturday morning shop you can pop for a Latte and cake at one of the numerous cafes! There are four pubs in Haxby: The Cottage Inn, Black Horse, Red Lion and The Tiger Inn. The town is also home to Millers fish and chip shop, voted the best in England 2019! There is also an Indian and Chinese restaurant.

Primary education can be found at Ralph Butterfield School and Headlands Primary School. The town also falls within the Joseph Rowntree Secondary School catchment area. Haxby has super network links, being situated just off York's outer ring with easy access to the A64, A59 and A19. Emsley Mavor thinks it's a great place to live!



Riversdale, YO32

Approximate Gross Internal Area
Ground Floor = 32.0 sq m / 344 sq ft
First Floor = 30.5 sq m / 328 sq ft
Second Floor (Excluding Eaves / Void)
19.9 sq m / 214 sq ft
Total = 82.4 sq m / 886 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID730363)

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