



EASTFIELD AVENUE, HAXBY, YORK YO32



A beautifully modernised home with a private landscaped garden, positioned in a desirable and accessible location which provides quick access into York.

This is a wonderful home which has impressive accommodation and is perfectly enhanced for modern family living, situated within a popular development in Haxby, an accessible location near York which has an excellent range of amenities.

This desirable home is within an ideal position having an open outlook to the front towards a cul-de-sac. The house benefits from beautiful reception space and four bedrooms. Many improvements have been sympathetically undertaken to provide an outstanding home. Located within a lovely setting, close to the thriving city of York, Haxby offers good access to Wetherby, Harrogate, Leeds, the A64, A19, A59 and A1.



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Tenure
Freehold

Local Authority
City of York Council

Council Tax Band
Band E

EPC Rating
Band D



Property Description.

The property is naturally light throughout and has about 1543sqft, the accommodation offers excellent space for entertaining and family living with a beautiful sitting room with bay window, gas fire and an open aspect. The kitchen with dining area has an excellent range of tastefully designed modern cream gloss units with a central island incorporating a breakfast bar. Integrated appliances include a dishwasher, low level fridge, floor to ceiling fridge and an adjacent floor to ceiling freezer, as well as a useful carousel cupboard. There is a 5 ring Smeg gas range. The open plan dining area provides a sociable and family friendly environment. Having a dual aspect, doors leading directly into the garden and views onto the beautifully landscaped and private garden, this part of the accommodation is at the heart of the property.

The garage was partly converted to form a generous storage area, and to the rear, a new room which would make a perfect study, gym, guest bedroom or games room and benefits from having a door leading directly into the rear garden. This houses the boiler, has plumbing for a washing machine and incorporates a range of base units. The remaining accommodation on the ground floor includes a coat cupboard off the hall, a cloakroom with WC and understairs storage.

There are four good sized double bedrooms to the first floor, two with integrated wardrobes and one with an attractive dual aspect. The two rear bedrooms have particularly attractive views onto the rear garden. A family bathroom has modern white fittings with a bath, oversized shower head above and a handheld shower head attachment, heated towel rail, tiled to the floor and walls and there is integrated storage below the wash hand basin.

The house has a feeling of volume, light and space and the windows are UPVC double glazed.





Outside.

The house is approached over a block brick drive providing off street parking and there is a lawn to the front. A gate to the side leads into the fully enclosed, sunny, and private rear garden which has a patio, lawn, and mature borders with a rich variety of plants, shrubs, and trees. The patio is ideally positioned for summer relaxation and an impressive timber-built bar offers multiple entertaining opportunities with family and friends. The garden bar has an electricity supply, shelving, and bar seating area with space for bar stools. A timber garden shed at the end of the garden provides good storage space for garden equipment.



Location.

There is a stop for the No.1 bus and other bus routes located close by which goes direct into York centre and the theatre making shopping trips, commuting, and utilising the most of what York has to offer highly accessible without the need to use a car.

Haxby is an attractive and thriving place, granted town status, with the centre having a conservation designation and known as 'the village'. It's conveniently located for quick and easy access onto the outer ring road. With open countryside to the east, west and north, the outskirts of York and New Earswick are located just south of the A1237. Haxby offers a range of retailers including bakers, a fish & chip shop, coffee shops, Post Office, supermarkets, pharmacy, eating places and pubs and a range of independent retailers. A surgery, dental practice, community hall, veterinary practice and Churches are also located in Haxby, the neighbouring village of Wigginton benefits from a squash, bowling and football club.

The Haxby and Wigginton library opened in a community centre in 2023, with several sports and recreational classes also being held here. There are well-regarded schools, playing fields, allotments, and open space to enjoy. Primary schools include Headlands Primary School and Ralph Butterfield School, Haxby is within the catchment for Joseph Rowntree Secondary School. The acclaimed York independent day and boarding schools, St Peter's School & Queen Ethelburga's College are within easy reach.

City of York Council, the Department of Transport and Network Rail are looking at the feasibility of opening a new railway station at Haxby. York offers an excellent range of independent and national retailers, sporting and recreational facilities expected from such a well-regarded city. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.

York Minster



Directions.

About 3.5 miles from the centre of York. Haxby is located off the A1237 York outer ring road. From here, head north on Haxby Road, driving over the railway line at the mini roundabout, turn left onto Eastfield Avenue. Continue for about 0.2 mile, the house is located on the right-hand side, opposite Greystone Close.

Postcode – YO32 3EZ

For a precise location, please use app- [What3words.com/averages.suitcase.cuddled](https://www.what3words.com/averages.suitcase.cuddled)

Services.

We understand mains services are installed with mains gas central heating.

Council tax band E

EPC rating Band D

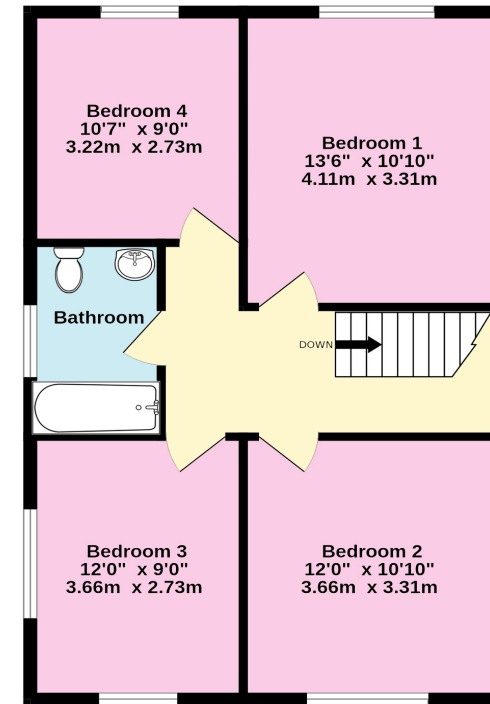
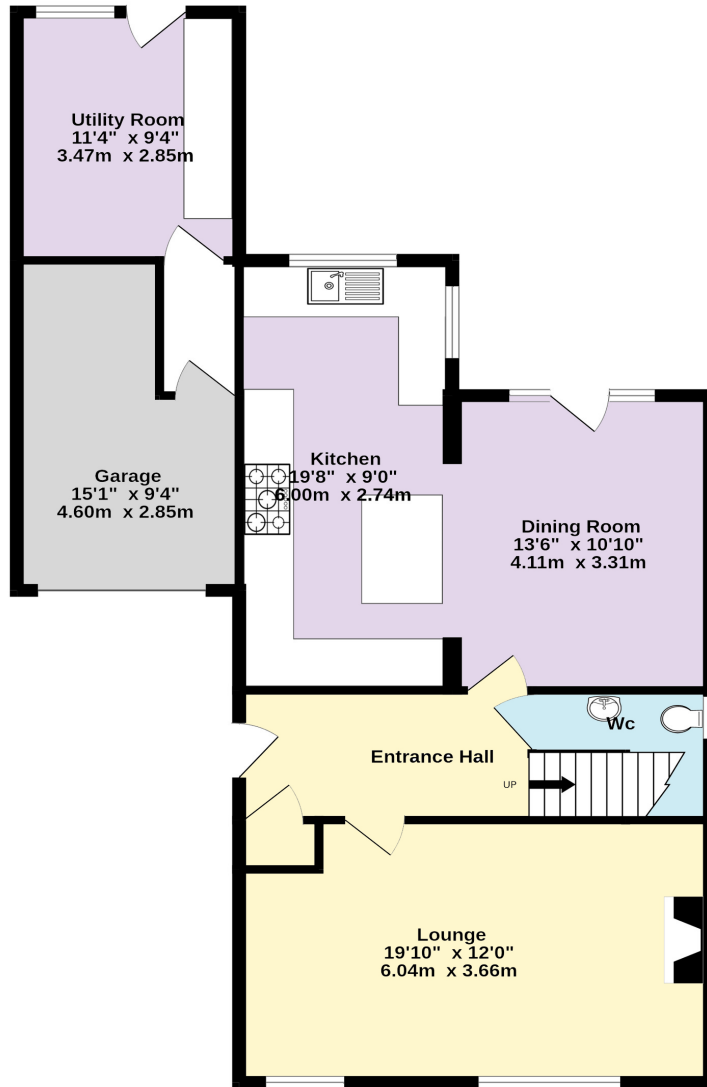
Freehold

York from Museum Gardens



York from the River Ouse





PLEASE CONTACT THE POCKLINGTON OFFICE - 01759 779025 - 14 PAVEMENT, POCKLINGTON, YORK YO41 2AX

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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