






122 York Road,  
Haxby, YO32 3EG  
£800,000

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A SUBSTANTIAL 5 DOUBLE BEDROOMED 3 BATHROOM VICTORIAN FAMILY HOME, EXTENDING TO OVER 2,600 SQ FT REVEALING SURPRISINGLY SPACIOUS AND CHARACTERFUL ACCOMODATION WHICH HAS BEEN THE SUBJECT OF SYMPATHETICAL IMPROVEMENTS, WITH A CONTEMPORARY MODERN OPEN PLAN KITCHEN/LIVING/DINING ROOM AT THE REAR ACCESSING A GENEROUS REAR GARDEN, WITH GARAGE AND OFFSTREET PARKING TO THE FRONT.

MILEAGES: YORK CITY CENTRE - 3 MILES, LEEDS - 25 MILES (DISTANCES APPROXIMATE)

Entrance Lobby, Staircase Reception Hall, Cloakroom/WC, Sitting Room, Dining Room, Superbly Fitted Living Kitchen Diner, Utility Room, Study/Family Room.

First Floor Landing; Principal Bedroom with Luxury En Suite Shower Room/WC and Separate Dressing Room, Guest Bedroom with En Suite Shower Room, 3 Further Double Bedrooms, Family House Bathroom.

Outside; Forecourt, Offstreet Parking, Garage, Side Passage, Fully Enclosed Child and Pet Friendly Rear Garden.

An internal viewing is highly recommended to fully appreciate this beautiful 5 bedroomed family home, upgraded over recent years retaining many impressive period features complemented by a superb modern open plan living kitchen dining room, within walking distance of Haxby Centre amenities and local schools.

From a 4 panelled composite entrance door opens to a RECEPTION LOBBY with eye catching Victorian floor tiles a further inner door opens to;

A welcoming STAIRCASE RECEPTION HALL with fine staircase, coving and corning to the ceiling. Personal door to the garage.

CLOAKROOM/WC with wall hung corner wash hand basin and low suite WC.

SITTING ROOM, enjoys a bay window to the front courtyard, timber flooring, imposing fireplace with living flame coal effect gas fire, granite insert and hearth, picture rail and ceiling rose, adjoining;

DINING ROOM, the timber flooring continues with a window to the rear aspect, attractive fireplace and a timber door to;

LIVING KITCHEN DINER extending to 26ft x 20ft overall which is the real hub of this impressive house. To one side a superbly fitted KITCHEN with a range of modern gloss fronted cupboard and drawer, wall and floor fittings, preparatory straight edge timber work surface with tiled midrange. Integrated dishwasher, composite coloured sink below a uPVC double glazed window. 5-ring hob gas hob with extractor above. Island with cupboards and drawers under, matching timber work surface which extends to form a useful breakfast bar. French doors open onto the rear garden.

To the other side with timber flooring running throughout adjoining the open plan kitchen resides the LIVING/ DINING area with a uPVC double glazed window to the side and pleasant views via French doors which open onto the rear patio and gardens beyond.

A door leads to the side to a STUDY/FAMILY ROOM with uPVC double glazed window to the side.

A further separate door leads to a useful UTILITY with a







range of wall and base units. Space and plumbing for a washing machine and separate dryer below a countertop, stainless steel sink with chrome mixer tap and side drainer.

From the Reception Hall a staircase with handrail rises to the FIRST FLOOR LANDING with high ceilings and moulded cornice. Useful built in cupboard space.

PRINCIPAL SUITE, uPVC double glazed window with elevated views.

LUXURY EN SUITE SHOWER ROOM with glazed tiled walls and white suite comprising shower cubicle with plumbed shower, wall hung wash hand basin, low suite WC, vertical chrome towel radiator.

Adjoining DRESSING ROOM to the side floor to ceiling open shelves and rails, with a uPVC double glazed window to the front aspect.

GUEST BEDROOM with aspect to the side.

EN SUITE SHOWER ROOM tiled throughout a white suite comprising shower cubicle with plumbed shower, wall hung wash hand basin, low suite WC, vertical chrome towel radiator.

There are 3 FURTHER DOUBLE BEDROOMS.

Contemporary 4 piece HOUSE BATHROOM, white suite comprising modern freestanding bath, separate walk-in plumbed shower, wall hung wash hand basin and low suite WC.

OUTSIDE - At the front a bricksett driveway flanked by brick pillars and behind a dwarf wall with mature boarders provides off street parking and in turn leads to a single garage (16ft 6" x 8ft 11") to the side there is a useful storage area and pathways to the side. To the rear French doors lead from the Kitchen into the attractive, mainly laid to lawn gardens attractively landscaped with a shaped, full width, stone flagged patio with a mainly laid to lawn garden interspersed with mature boarders providing a high degree of privacy.

LOCATION - Haxby is serviced by a wide range of local amenities including shops, schools, sports and health facilities, whilst also being ideally located for the many amenities afforded by York City centre and the A1237 York by-pass, which provides swift and easy access to the local road networks. It is also serviced by a regular bus service into the centre of York.

POSTCODE - YO32 3EG

COUNCIL TAX BAND - F

TENURE - Freehold

SERVICES - All mains' services with Gas Fired Central Heating.

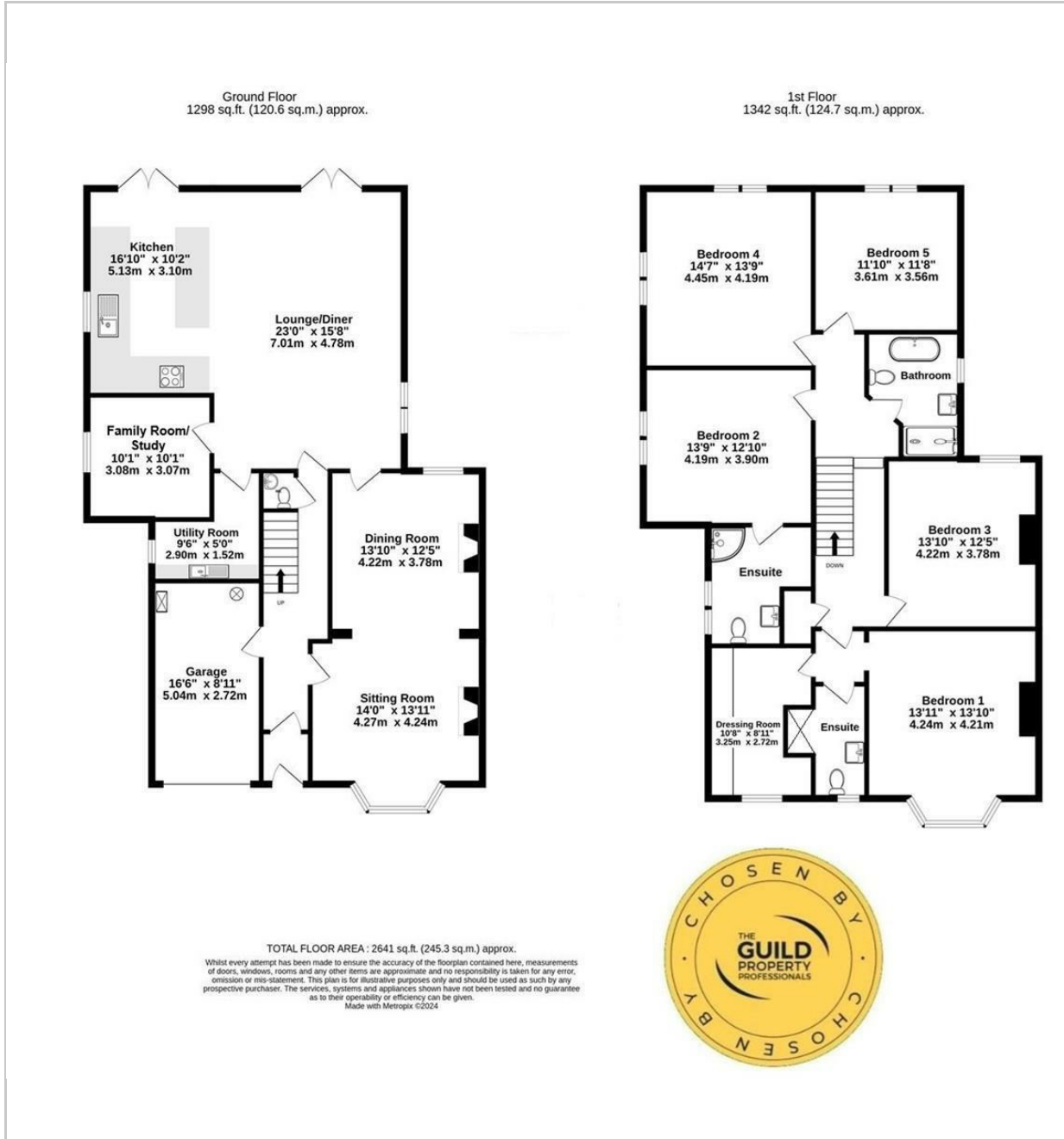
VIEWINGS - By appointment with the sole agents Churchills Tel: 01347 822800 Email: [easingwold@churchillyork.com](mailto:easingwold@churchillyork.com)

DIRECTIONS - From the Village turn right at the mini roundabout onto York Road, proceed for some distance where upon 122 is positioned on the right-hand side identified by the Churchills for sale board.

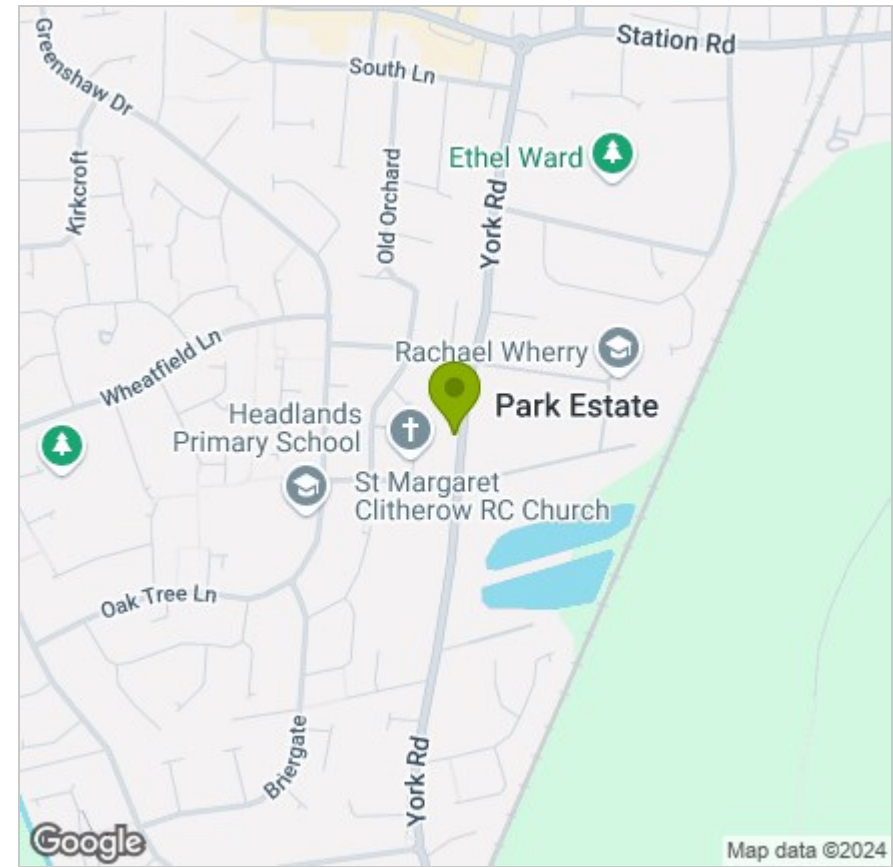
From York along Haxby Road, continuing across the outer ring road and into Haxby village. Continue over the mini-roundabout onto York Road and the property can be found on the left hand side identified by the Churchills for sale board.




# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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