



Melander Gardens, Haxby York YO32 3YB

welcome to

Melander Gardens, Haxby York

Welcome to Melander Gardens. This four bedroom detached property located in the sought after village of Haxby offers beautifully presented accommodation with the added benefit of an extended garden room..





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

18' 10" x 13' 9" Maximum (5.74m x 4.19m Maximum)

Dining Room

12' 6" x 12' (3.81m x 3.66m)

Kitchen

17' x 11' (5.18m x 3.35m)

Utility Room

10' 3" x 7' (3.12m x 2.13m)

Garden Room

13' 2" x 15' (4.01m x 4.57m)

Bedroom 1

14' x 12' 5" (4.27m x 3.78m)

En-Suite

Bedroom 2

12' 5" x 11' 11" (3.78m x 3.63m)

Bedroom 3

13' 1" x 9' (3.99m x 2.74m)

Bedroom 4

9' 7" x 7' 4" (2.92m x 2.24m)

Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- GUIDE PRICE £650000 TO £675000
- FOUR BEDROOM DETACHED PROPERTY
- MASTER WITH EN SUITE
- IMMACULATELY PRESENTED
- VILLAGE LOCATION

Tenure: Freehold EPC Rating: C

guide price

£650,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAX105001



Property Ref:
HAX105001 - 0020

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