



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.

welcome to

Melander Gardens, Haxby York

- GUIDE PRICE £625,000 TO £650,000
- FOUR BEDROOM DETACHED PROPERTY
- MASTER WITH EN SUITE
- IMMACULATELY PRESENTED
- VILLAGE LOCATION

Tenure: Freehold EPC Rating: C

guide price

£625,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HAX105001](https://www.williamhbrown.co.uk/Property/HAX105001)



Property Ref:
HAX105001 - 0021

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01904 769991



Haxby@williamhbrown.co.uk



28 The Village, HAXBY, YORK, North Yorkshire,
YO32 3HT



williamhbrown.co.uk