



**Ruddings Close, Haxby York YO32 3GA**

**welcome to**

**Ruddings Close, Haxby York**

Welcome to Ruddings Close... this fantastic three bedroom detached home is located in the sought-after village of Haxby. The property is immaculately presented and ready to move into.





**Entrance Hall**

**Lounge**

16' 3" x 11' 10" ( 4.95m x 3.61m )

**Kitchen**

15' x 10' 11" ( 4.57m x 3.33m )

**Conservatory**

11' x 11' 10" ( 3.35m x 3.61m )

**Landing**

**Bedroom 1**

8' 10" x 12' 10" to wardrobe ( 2.69m x 3.91m to wardrobe )

**Bedroom 2**

11' 7" x 8' 7" ( 3.53m x 2.62m )

**Bedroom 3**

9' 9" x 5' 8" ( 2.97m x 1.73m )

**Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Ruddings Close, Haxby York

- THREE BEDROOMS
- DETACHED PROPERTY
- IMMACULATELY PRESENTED
- CONSERVATORY
- VILLAGE LOCATION

Tenure: Freehold EPC Rating: C

offers over

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAX105106 - 0003

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