



**Holly Tree Lane, Haxby York YO32 3YJ**



**welcome to**

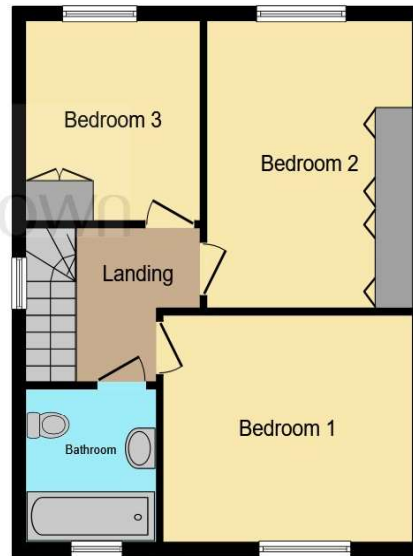
**Holly Tree Lane, Haxby York**

Welcome to Holly Tree Lane... Situated just off York Road in Haxby, this well presented extended three bedroom family home is set in a sought after position. This detached 'Glastonbury' style property has been extended to the rear providing great sized family accommodation.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

15' 4" x 12' 7" ( 4.67m x 3.84m )

**Dining Room**

10' 10" x 9' 11" ( 3.30m x 3.02m )

**Kitchen**

19' 9" Maximum x 19' 11" Maximum ( 6.02m Maximum x 6.07m Maximum )

**Bedroom 1**

12' 7" x 11' 8" ( 3.84m x 3.56m )

**Bedroom 2**

8' 10" x 13' 8" ( 2.69m x 4.17m )

**Bedroom 3**

10' 8" x 8' 8" ( 3.25m x 2.64m )

**Bathroom**

**Garage**

22' 2" x 9' 7" ( 6.76m x 2.92m )

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

## Holly Tree Lane, Haxby York

- THREE BEDROOMS
- DETACHED GLASTONBURY STYLE PROPERTY
- GARDENS FRONT AND REAR
- VILLAGE LOCATION CLOSE TO AMENITIES AND SCHOOLS
- NO FORWARD CHAIN

Tenure: Freehold EPC Rating: C

offers over

**£385,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAX105099 - 0012

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