



**Calvert Close, Haxby York YO32 2ZY**



**welcome to**

**Calvert Close, Haxby York**

Welcome to Calvert Close.. Situated on a desirable corner plot on Calvert Close in the charming village of Haxby, this impressive three-bedroom detached and extended property offers an ideal blend of modern living and convenience. Perfectly located close to amenities and excellent transport links.





**Ground Floor**



**First Floor**

**Hallway**

**Lounge**

16' 5" x 11' 8" ( 5.00m x 3.56m )

**Kitchen**

20' 2" x 15' 3" ( 6.15m x 4.65m )

**Utility Room With Wc.**

7' 3" x 6' 6" ( 2.21m x 1.98m )

**Landing**

**Bedroom 1**

14' 10" x 8' 9" ( 4.52m x 2.67m )

**Bedroom 2**

11' 8" x 8' 6" ( 3.56m x 2.59m )

**Bedroom 3**

7' 9" x 5' 10" ( 2.36m x 1.78m )

**Bathroom**

**Garage**

15' x 11' ( 4.57m x 3.35m )

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)

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## **Calvert Close, Haxby York**

- THREE BEDROOMS
- DETACHED PROPERTY
- CORNER PLOT
- SOUTH FACING REAR GARDEN
- VILLAGE LOCATION

Tenure: Freehold EPC Rating: Awaited

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HAX105731](http://williamhbrown.co.uk/Property/HAX105731)



Property Ref:  
HAX105731 - 0005

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