



Southlands, Haxby York YO32 2PB

welcome to

Southlands, Haxby York

Nestled in a peaceful cul-de-sac in the sought-after village of Haxby, this impressive four-bedroom detached home offers a unique and versatile living space. The property features a rare downstairs bedroom plus a wet room, ideal for guests or multi-generational living.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Office

11' 4" x 9' 2" (3.45m x 2.79m)

Lounge

15' 8" x 14' 11" (4.78m x 4.55m)

Dining Room

12' 4" x 11' 8" (3.76m x 3.56m)

Office

12' x 6' 11" (3.66m x 2.11m)

Kitchen

12' 3" x 11' 7" (3.73m x 3.53m)

Utility Room

18' 7" x 9' 6" (5.66m x 2.90m)

Bedroom 1

17' 10" x 16' 10" (5.44m x 5.13m)

En Suite

Conservatory

15' 5" x 10' 6" (4.70m x 3.20m)

Landing

Bedroom 3

12' 7" to wardrobe x 12' 3" (3.84m to wardrobe x 3.73m)

Bedroom 4

12' 6" to wardrobe x 9' (3.81m to wardrobe x 2.74m)

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

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Southlands, Haxby York

- Four bedrooms
- Unique one of a kind property
- Downstairs wet room
- Great sized gardens front and rear
- Village location

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAX105823



Property Ref:
HAX105823 - 0004

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