



**York Road, Haxby York YO32 3HG**

**welcome to**

## **York Road, Haxby York**

This immaculately presented extended detached house is a must-see! It boasts four bedrooms and an amazing open plan dining kitchen making it the perfect place for the family to spend time together. Bifold doors leading to the rear garden make this the ideal property for indoor-outdoor living.





**Ground Floor**



**First Floor**

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.

### Entrance Porch

6' x 3' 9" ( 1.83m x 1.14m )

### Entrance Hall

### Living Room

19' 10" x 11' 11" ( 6.05m x 3.63m )

### Family Room

11' 10" Max x 15' 4" Max ( 3.61m Max x 4.67m Max )

### Kitchen

20' 6" x 14' 8" ( 6.25m x 4.47m )

### Utility Room

9' 11" x 7' 11" ( 3.02m x 2.41m )

### Garden Room

14' 9" x 15' 2" ( 4.50m x 4.62m )

### Bathroom

### Landing

### Bedroom 1

12' 3" x 12' ( 3.73m x 3.66m )

### En Suite

### Shower Room

### Bedroom 2

11' 5" x 7' 11" ( 3.48m x 2.41m )

### Bedroom 3

12' 4" x 11' 11" ( 3.76m x 3.63m )



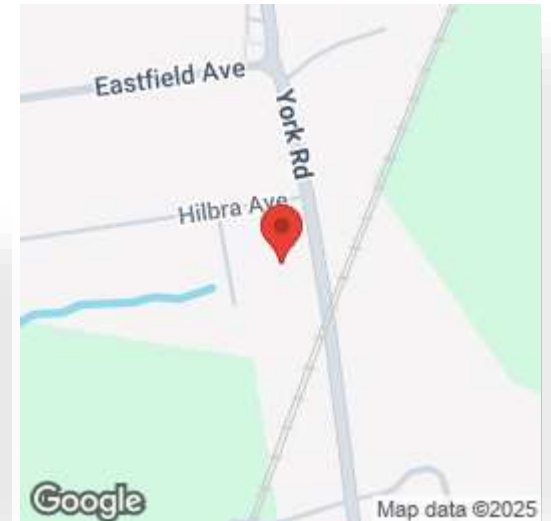
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## **York Road, Haxby York**

- Immaculately Presented Four Bedroom Detached Property
- Open Plan Kitchen Diner
- Solar Panels
- South west facing garden with open views
- Village Location

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

offers over  
**£600,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HAX105821](https://www.williamhbrown.co.uk/Property/HAX105821)



Property Ref:  
HAX105821 - 0010

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