



**The Village, Haxby York YO32 2JL**



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## **The Village, Haxby York**

This substantial charming period cottage built in 1870, extended in 1960 and again in 2013, blends historic character with modern comforts. Enhanced by a self-contained annex which provides an exciting opportunity for additional living accommodation or business potential.





**Ground Floor**



**Annex Ground Floor**



**First Floor**



**Annex First Floor**

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## Main Property

### Cloakroom

### Lounge Diner

### Kitchen

9' 1" x 20' ( 2.77m x 6.10m )

### Sun Room

10' 4" x 5' 3" ( 3.15m x 1.60m )

### Landing

### Bedroom 1

16' 9" x 9' 8" ( 5.11m x 2.95m )

### En Suite

### Bedroom 2

8' 7" x 8' 2" ( 2.62m x 2.49m )

### Bedroom 3

10' 10" x 7' 3" ( 3.30m x 2.21m )

### Bedroom 4

10' 9" Maximum x 7' 4" ( 3.28m Maximum x 2.24m )

### Bathroom

### Annex

### Kitchen / Lobby

11' 3" x 7' 9" ( 3.43m x 2.36m )

### Bedroom / Lounge

23' 5" x 11' 10" ( 7.14m x 3.61m )

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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## **The Village, Haxby York**

- Substantial Four Bedroom Property Plus Annex
- Charming Living Spaces
- Spacious Sitting Room with a Cozy Log Burner
- House bathroom & Ensuite for added convenience
- Beautifully Maintained Gardens

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

offers over  
**£725,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HAX105832](http://williamhbrown.co.uk/Property/HAX105832)



Property Ref:  
HAX105832 - 0003

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**william h brown**



**01904 769991**



[Haxby@williamhbrown.co.uk](mailto:Haxby@williamhbrown.co.uk)



28 The Village, HAXBY, YORK, North Yorkshire,  
YO32 3HT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**