



**York Road, Haxby York YO32 3ES**



***welcome to***

**York Road, Haxby York**

This immaculately presented four-bedroom detached home is a true gem, nestled in a prime position on the sought-after York Road in Haxby. With easy access to local amenities and a thriving community, this property offers the perfect blend of comfort, convenience, and contemporary living.



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Boasting an extended layout, the home features a stunning open-plan kitchen diner, designed for modern living and entertaining. The spacious lounge provides a cosy yet elegant retreat, while a separate office offers the ideal space for remote work or study. A utility room ensures practicality, and a downstairs WC adds convenience.

Upstairs, four generously sized bedrooms await, including a luxurious master suite with en-suite facilities, alongside a stylish family bathroom.

Step outside to the spectacular landscaped rear garden, a true sanctuary with an entertainment area and pergola, perfect for relaxing or hosting gatherings. Ample parking to the front ensures space for multiple vehicles, making this property as practical as it is beautiful.

Additionally, This property benefits from approved and implemented planning permission for a loft conversion and large wrap around ground floor extension, offering fantastic potential for prospective buyers to expand and enhance the living space without the need to go through the planning proces.

This exceptional home is a rare find in a coveted location—ideal for families or those looking for a blend of elegance and convenience.

## **Front Porch**

## **Entrance Hall**

## **Office**

10' x 9' 10" ( 3.05m x 3.00m )

## **Lounge**

15' 2" x 14' ( 4.62m x 4.27m )

## **Kitchen Diner**

20' x 13' 1" ( 6.10m x 3.99m )

## **Utility Room**

11' 1" x 8' 9" ( 3.38m x 2.67m )

## **Bedroom 1**

14' x 13' 1" ( 4.27m x 3.99m )

## **En Suite**

## **Bedroom 2**

14' x 13' 1" ( 4.27m x 3.99m )

## **Bedroom 3**

14' 1" x 8' 4" ( 4.29m x 2.54m )

## **Bedroom 4**

11' 9" x 8' 10" ( 3.58m x 2.69m )

## **Bathroom**

## **Wc**



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## **York Road, Haxby York**

- Guide Price £750,000 to £775,000
- Extended detached property
- Four bedrooms, master with en suite
- Spacious open plan kitchen diner
- Stunning landscaped rear garden

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

guide price

**£750,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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