

York Road, Haxby York YO32 3ES



# welcome to

# York Road, Haxby York

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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

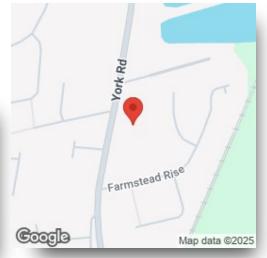
Tenure: Freehold EPC Rating: C Council Tax Band: E

# guide price **£750,000**



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Please note the marker reflects the postcode not the actual property



Property Ref: HAX105763 - 0012 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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