


property details **approval form**

1 Keldale, Haxby, York, North Yorkshire, England, YO32 3GG

Date: 22 December 2025

Property Ref and Version: HAX106090 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £425,000

Tenure: Freehold

>> **key features**

- > Detached Property
- > 4 Bedrooms
- > Tax Band D
- > Front and Rear Garden
- > Village Location
- > EPC Rating: Awaited

>> **short description**

This spacious four-bedroom detached home on the sought-after Usher Park Estate offers an excellent opportunity for someone looking to create their dream property. Featuring a garage, off-street parking, and attractive gardens.

>> **long description**

This spacious four-bedroom detached home on the sought-after Usher Park Estate offers an excellent opportunity for someone looking to create their dream property. Featuring a garage, off-street parking, and attractive gardens to the front and rear, the house provides plenty of scope for modernisation and personalisation. Ideally located within walking distance of the charming village of Haxby, residents can enjoy easy access to local amenities, schools, and transport links while benefiting from a peaceful residential setting. Perfect for buyers seeking a home with potential in a desirable location.

>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Hall

Front Door and 1 Radiator

Cloakroom

WC

Sink

1 Radiator

Lounge

Window to front and backaspect

Fireplace

1 Radiator

Dining Room

Window to front aspect

1 Radiator

Kitchen

Wall and Base Units

Oven/Hob

Built in Cupboard

1 Radiator

Bedroom 1

Window to front aspect and 1 Radiator

Bedroom 2

Window to front aspect

1 Radiator

Bedroom 3

Window to back aspect and 1 Radiator

Bedroom 4

Window to back aspect and 1 Radiator

Bathroom

Window to back aspect

Shower/WC and Sink

1 Radiator

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>> **room description**

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>> **property images**



Your William H Brown office: 28 The Village, HAXBY, YORK, North Yorkshire, YO32 3HT
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>> **property images**



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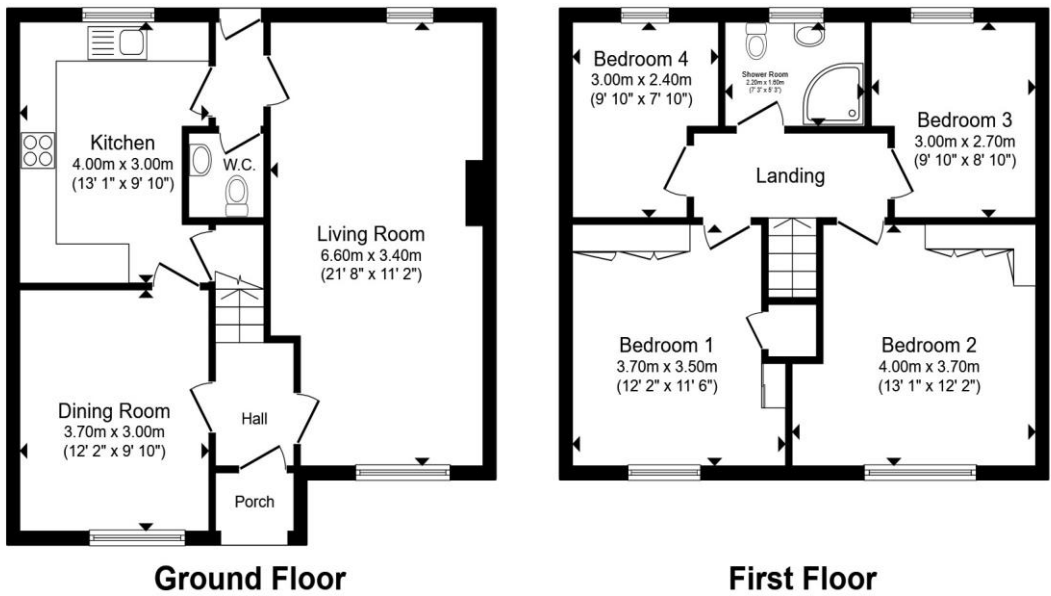
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> > property images

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>> floor plan



Total floor area 107.9 m² (1,161 sq.ft.) approx
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.propertybox.io



>> approval

Signature		Date
Sarah Ezard		
Mrs Adele Margaret Park		