

A STUNNING EXTENDED 4 BEDROOM TRADITIONAL STYLE SEMI DETACHED HOUSE SET IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL AREA CONVENIENT FOR LOCAL SHOPS, SCHOOLS AND AMENITIES. The property has been upgraded to a high standard to provide bright and spacious living accommodation with under floor heating throughout the ground floor, comprising entrance hall, cloaks/w.c., lounge with bay window, breakfast kitchen with high quality fitted units, opening into a sitting/dining room with bifold doors to garden, utility room, first floor landing, 2 double bedrooms, study/bedroom 4, second floor landing, superb large master bedroom with fitted wardrobes and en suite bathroom/w.c including shower cubicle. Front garden with off street car parking. Private lawned rear garden. An internal viewing of this high quality family home is strongly recommended.

Entrance Hall

WC/Cloaks

Lounge

Kitchen

Sitting/Dining Room

Utility Room

First Floor Landing

Bedroom 2

Bedroom 2

Bedroom 4/Study

Bathroom

Second Floor Landing

Master Bedroom

En-Suite

Private Garden



















FLOOR PLAN LOCATION Hawthorn Ter Link Rd Haxby Rd Ground Floor 596 sq.ft. (55.4 sq.m.) approx. 1st Floor 421 sq.ft. (39.1 sq.m.) approx. 2nd Floor 282 sq.ft. (26.2 sq.m.) approx. Huntington Rd New Earswick Nature Reserve Orchard Park Bedroom/ Study 6'3" x 5'8" 1.91m x 1.73m Bedroom 13'8" x 10'3" 4.17m x 3.12m Highthorn Rd 00 Anthea Dr Kitchen 11'4" x 10'3" 3.45m x 3.12m Coords Map data @2025 **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs **EPC** (92 plus) A 85 TOTAL FLOOR AREA: 1300 sq.ft. (120.8 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of docs, windows, scores and airy other terms are approximate and no responsibility is taken for any error, more than the contract of 74 (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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