

78 Haxby Road
York, YO31 8JU
Guide Price £360,000

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NO ONWARD CHAIN! A three storey four bedroom period town house situated in this sought after location within walking distance of the city centre. The property has the benefit of gas central heating and uPVC double glazing and comprises entrance vestibule and hallway, lounge with bay window, dining room with French doors to courtyard, 14'6 fitted kitchen, galleried first floor landing, two double bedrooms and bathroom with separate walk in shower, second floor landing with two further double bedrooms. To the outside is a walled rear courtyard.

Entrance Vestibule

Entrance door. Door to:

Hallway

Stairs to first floor. Doors to:

Sitting Room

16'9" x 11'8" (5.11m x 3.56m)

Bay window to front, cornicing, Adam style fireplace



Dining Room

12'7" x 11'8" (3.86m x 3.56m)

French doors to rear, cornicing. Opening to:

Kitchen

14'6" x 8'2" (4.42m x 2.49m)

Good sized kitchen with fitted base and wall units, window to side, understairs storage cupboard

FIRST FLOOR Landing

Window to side, stairs to second floor.

Doors to:



Bedroom 1

15'1" x 14'2" (4.62m x 4.34m)

Large master bedroom with two windows to front and cornicing



Bedroom 2

12'2" x 9'5" (3.73m x 2.88m)

Window to rear





Bathroom

9'8" x 8'1" (2.95m x 2.48m)

Three piece white suite including panelled bath, wash hand basin and WC, separate walk-in shower cubicle, window to side

Second Floor Landing

Velox window to rear. Doors to:

Bedroom 3

15'1" x 14'2" (4.62m x 4.34m)

Dormer window to front

Bedroom 4

12'0" x 9'5" (3.66m x 2.89m)

Window to rear

Outside

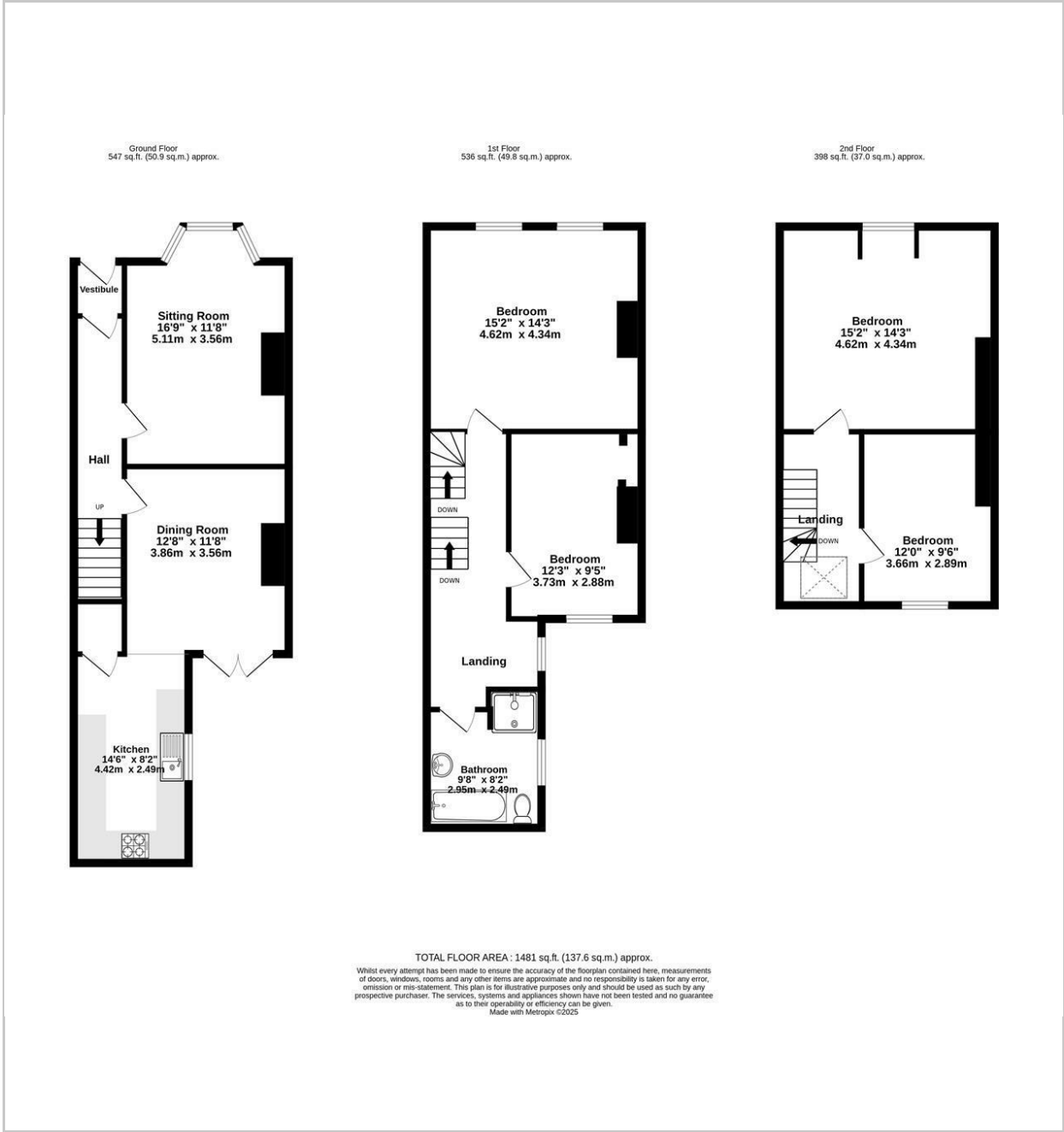
Front forecourt with brick boundary wall. Good sized walled rear courtyard

NOTE

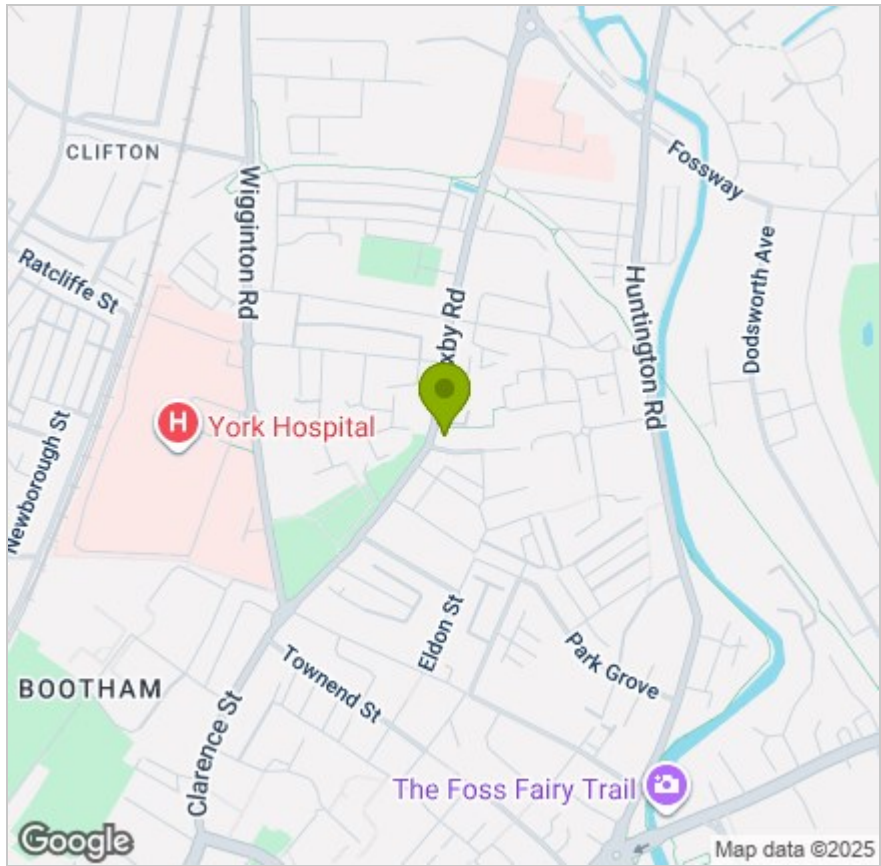
The property has had settlement in the past and any potential buyers should take advice on this .



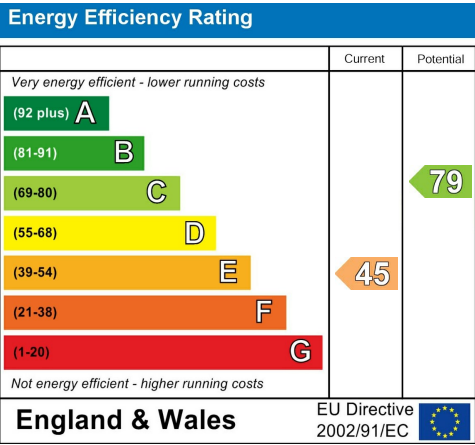
FLOOR PLAN



LOCATION



EPC



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