



40 York Road Haxby  
York, YO32 3EB

Guide Price £780,000

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A STUNNING EXECUTIVE 4 BEDROOM DETACHED HOUSE SET IN THIS SOUGHT AFTER LOCATION CLOSE TO HAXBY'S MANY AMENITIES AND WITH EASY ACCESS TO THE A64. The property was constructed in 2023 and has been built to a high standard to provide bright and extremely spacious living accommodation with high quality internal fittings and comprises entrance hall, sitting room, fabulous large open plan living/dining kitchen with quality fitted units and bifold doors to garden, utility room, study, ground floor bedroom 4 and shower room/w.c., landing master bedroom suite with dressing room and large en suite, 2 further bedrooms, large family bathroom with freestanding bath and walk in shower. Integral garage. Private lawned rear gardens. An internal viewing is highly recommended.

## Hallway

### Living room

15'10" x 12'9" (4.83m x 3.91m)

### Living/Dining Kitchen

32'10" x 16'2" (10.03m x 4.93m)

### Utility Room

8'7" x 4'9" (2.62m x 1.47m)

### Study

9'10" x 7'10" (3.02m x 2.39m)

### Bedroom 4

13'1" x 8'5" (3.99m x 2.59m)

### Shower room/w.c

8'7" x 5'1" (2.62m x 1.57m)

### Landing

### Master Bedroom

14'2" x 11'3" (4.34m x 3.45m)

### Dressing room

### En Suite

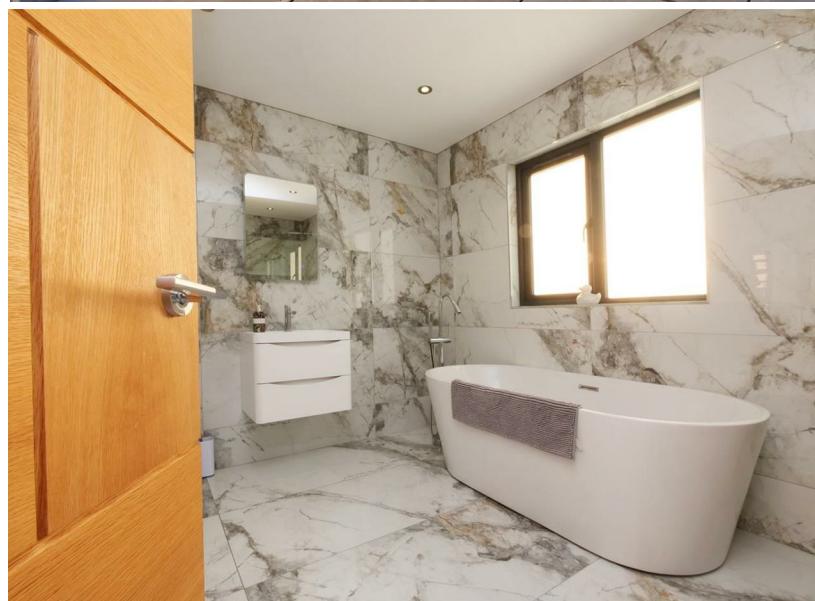




**Bedroom 2**  
14'2" x 8'11" (4.32m x 2.74m)

**Bedroom 3**  
11'3" x 7'10" (3.43m x 2.41m)

**Family Bathroom**  
11'8" x 9'6" (3.56m x 2.90m)



## FLOOR PLAN

**Ground Floor**  
1333 sq.ft. (123.8 sq.m.) approx.

**1st Floor**  
699 sq.ft. (65.0 sq.m.) approx.

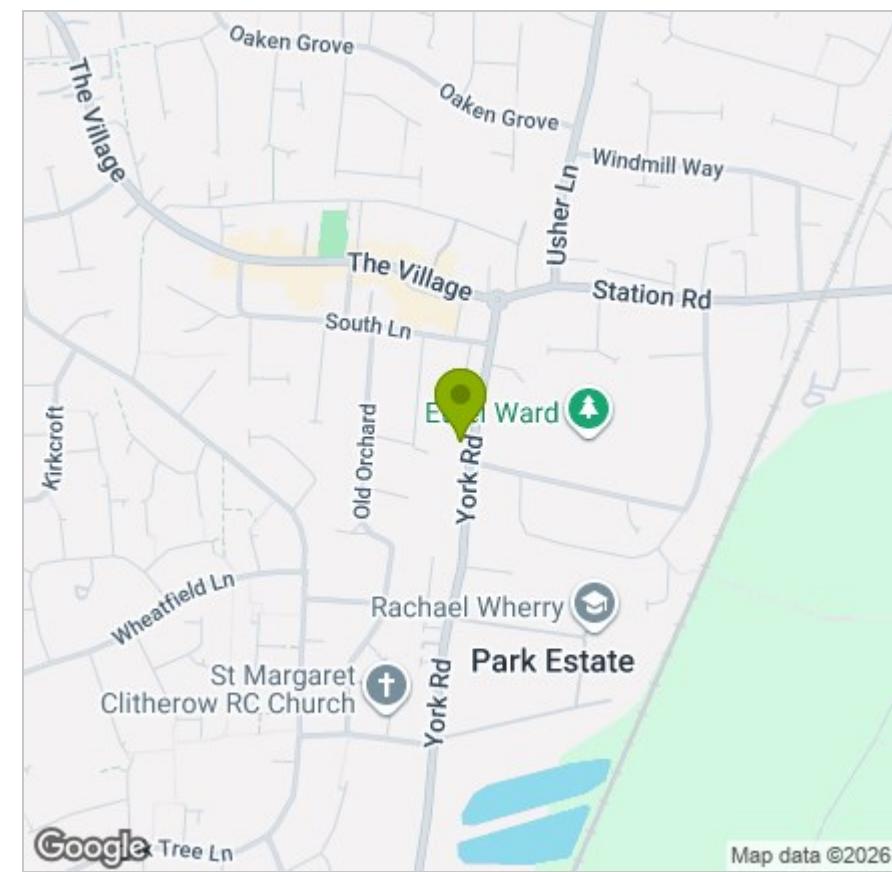
**Dimensions and Areas:**

- Living/Dining/Kitchen:** 20'0" x 10'0" (6.0m x 3.0m)
- Utility Room:** 9'7" x 4'10" (2.92m x 1.47m)
- Shower Room:** 8'7" x 5'2" (2.62m x 1.57m)
- Study:** 9'11" x 7'10" (3.02m x 2.39m)
- Living Room:** 15'10" x 12'10" (4.83m x 3.91m)
- Bedroom 4:** 13'1" x 8'6" (3.99m x 2.59m)
- Bathroom:** 11'8" x 9'6" (3.56m x 2.90m)
- Bedroom 1:** 11'3" x 7'11" (3.43m x 2.41m)
- Bedroom 2:** 14'3" x 11'4" (4.34m x 3.45m)
- Bedroom 3:** 14'2" x 9'0" (4.32m x 2.74m)
- Dressing Room:** 4'10" x 3'10" (1.47m x 1.17m)
- Ensuite:** 4'10" x 3'10" (1.47m x 1.17m)

**TOTAL FLOOR AREA : 2032 sq.ft. (188.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of these plans, no guarantee is given and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## LOCATION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	9
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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