



40 York Road Haxby  
York, YO32 3EB  
**Guide Price £780,000**





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**







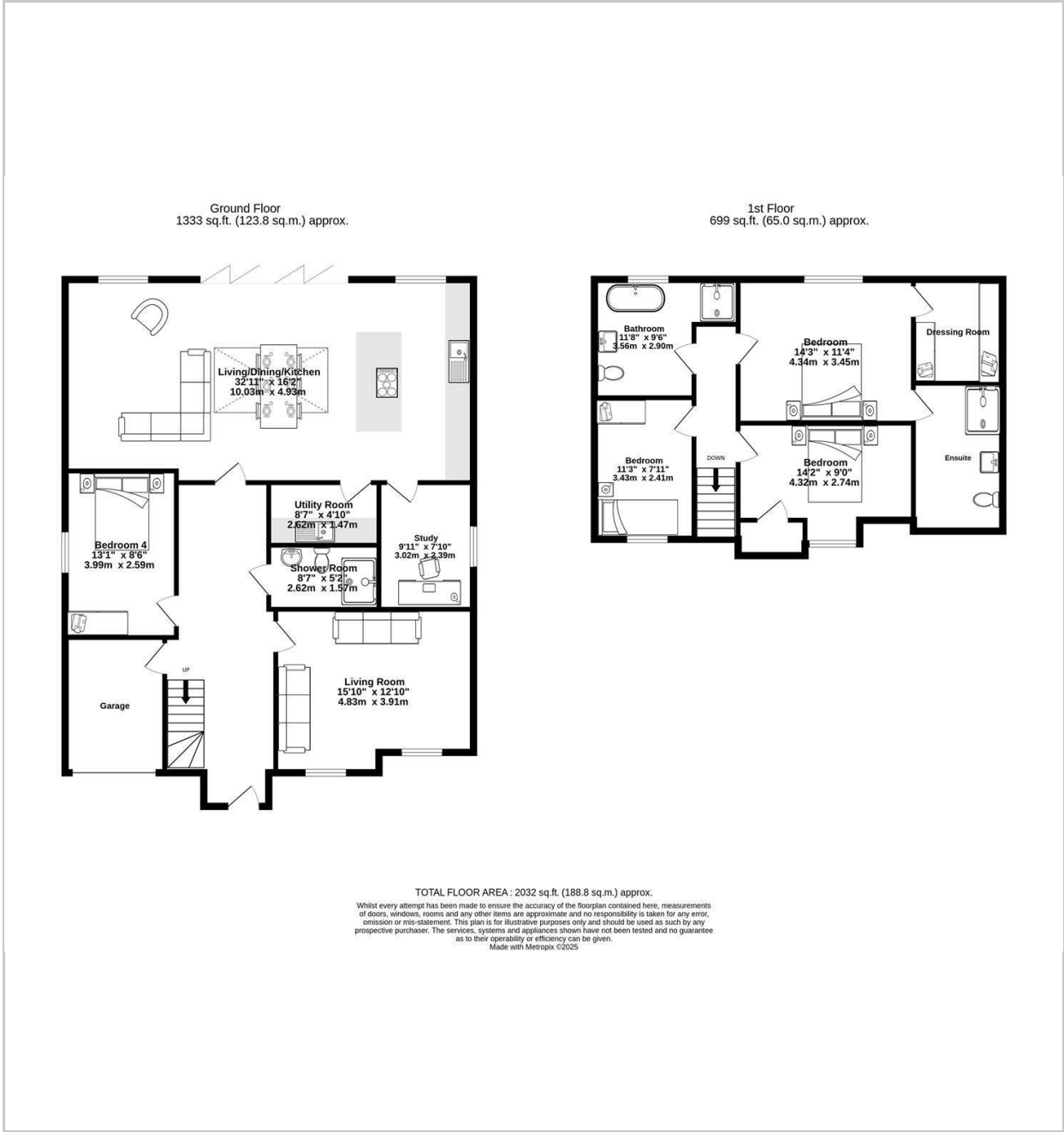
**Bedroom 2**  
14'2" x 8'11" (4.32m x 2.74m)

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

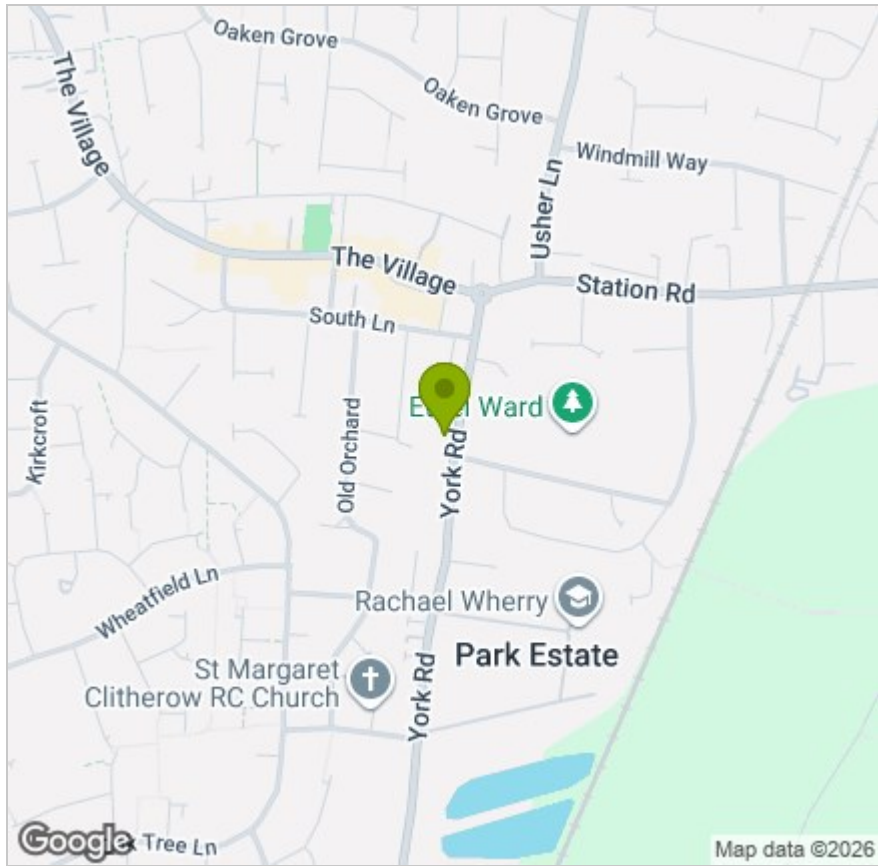
**Family Bathroom**  
11'8" x 9'6" (3.56m x 2.90m)



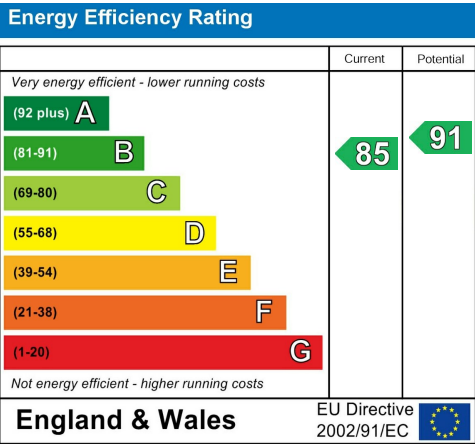
FLOOR PLAN



LOCATION



EPC



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.