



HUNTERS[®]
HERE TO GET *you* THERE

32 Old Dike Lands, Haxby, York, Yorkshire, YO32 2WN

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Asking Price £538,500

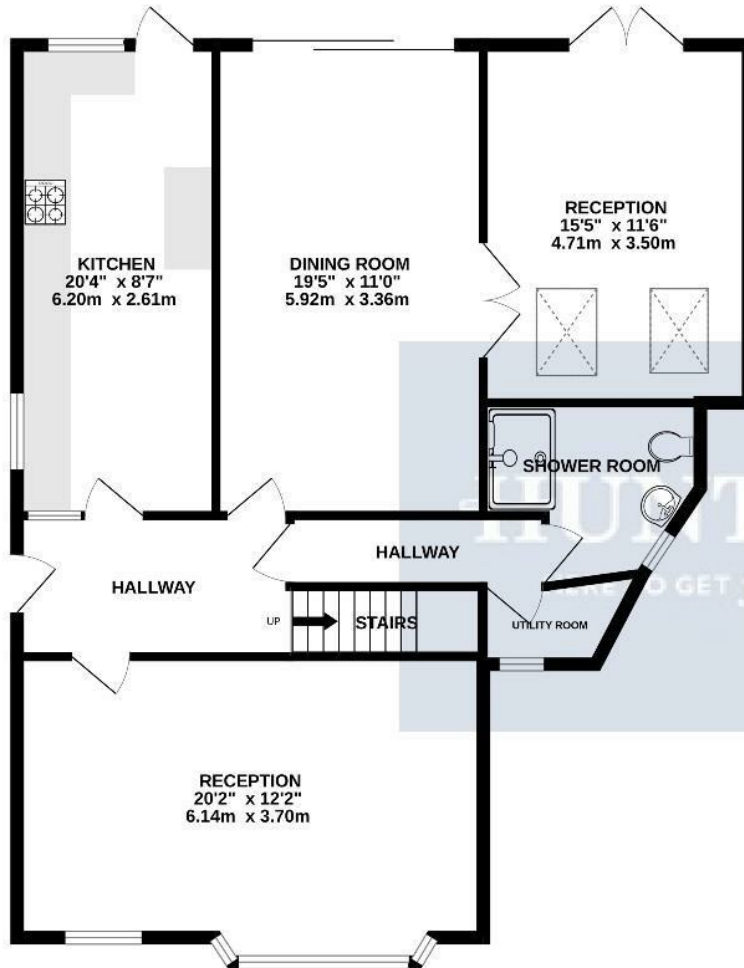
*** PLAY 360 DEGREE 3D TOUR!!! *** NO ONWARD CHAIN - EXTENDED 4 BED DETACHED - EXTENSION CONTAINS ADDITIONAL 15FT x 11FT FAMILY ROOM - GROUND FLOOR SHOWER ROOM & UTILITY ROOM - ORIGINAL LAYOUT INCLUDES SITTING ROOM, DINING ROOM AND BREAKFAST KITCHEN - DOWNSTAIRS WC - 4 BEDROOMS - FAMILY BATHROOM - GARAGE - GARDEN TO FRONT & REAR - EPC RATING C - COUNCIL TAX BAND E

Situated at the head of a popular Haxby cul de sac sits this extended 4 bedroom family home. The current owners have lived here for 30 years and seen the children grow up and now it is time to downsize. A well-loved family home the property was extended to offer more living space as the children grew and added a 15ft family room to the property as well as fitting in a downstairs shower room and a utility room to the existing Sussex-style property layout which has the 20ft bay fronted sitting room, an extended 19ft dining room and the breakfast kitchen as well as the benefit of the downstairs wc. Upstairs are the 4 bedrooms and family bathroom.

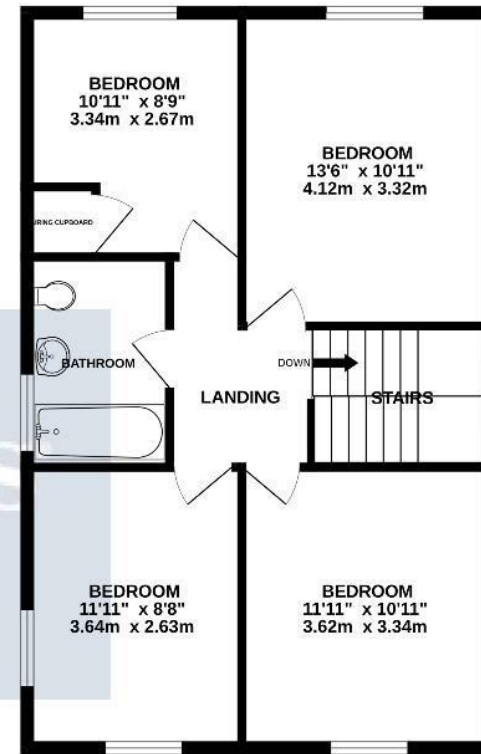
Outside is a delightful rear garden which is wider than I was expecting and is mainly laid to lawn with paved seating areas and a timber shed. We encourage you to view this property as soon as possible to appreciate the size of the accommodation on offer.

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GROUND FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1689 sq.ft. (156.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Entrance Hall

On entering the property via a glazed uPVC door you are welcomed into the entrance hall. There are doors to the breakfast kitchen, living room, dining room, downstairs wc plus a further hallway. There is also the staircase to the first floor and a central heating radiator.

The additional hallway provides access to the downstairs shower room and the utility room. There is also access to an understairs storage cupboard.

Living Room

The living room, located at the front elevation, features a bay window and feature arch window that provide the room with ample natural light. There is also a gas fire set in a fireplace and two central heating radiators.

Breakfast Kitchen

The breakfast kitchen is equipped with a range of fitted units, coordinating worktops, and essential appliances. It includes a sink with a mixer tap, a four-ring gas hob, and an integrated electric oven and grill. The space offers flexibility for additional appliances and features a small dining area. With a window and glazed door to the rear garden, the kitchen enjoys natural light and easy outdoor access. There is also a central heating radiator and a further window to the side elevation.

Dining Room

The extended dining room is located at the rear of the home and features a glazed sliding door with views and access into the garden. There is also a central heating radiator and glazed French doors providing access into the family room in the extension offering versatile living accommodation.

Family Room

Accessed from the dining room, this family room offers additional living accommodation. Also benefitting from glazed french doors which provide access and views into the garden.

Shower Room

The downstairs shower room comprises a step in shower cubicle, a pedestal wash hand basin and a toilet. There is also an opaque window and a central heated towel rail.

Utility Room

This useful utility room has space and plumbing for a washing machine and dryer. There is also worktop space, a central heating radiator and an opaque window.

First Floor

The first-floor landing provides access to all bedrooms and the house bathroom. There is also a large arched feature window providing natural light onto the stairs and landing.

Bedroom One

This bedroom has a range of fitted furniture including wardrobes and drawers. There is also a central heating radiator and a window to the rear elevation looking out over the garden.

Bedroom Two

This bedroom is located to the front elevation of the home, having a window to the front and a central heating radiator.

Bedroom Three

This bedroom has windows to two elevations and also has a central heating radiator.

Bedroom Four

This bedroom has a central heating radiator and a window to the rear elevation looking out over the garden. There is also access to the airing cupboard which is located within this room.

Bathroom

The bathroom comprises a white suite including a bath with shower over and glass folding shower screen, a pedestal wash hand basin and a toilet. There is also an opaque window and a central heated towel rail.

External

This property is well positioned in a cul-de sac location, having a lawned garden to the front with a paved driveway providing off-street parking whilst also leading to the single garage. To the rear of the property, there is a well-maintained enclosed garden which is mainly laid to lawn with the addition of a paved patio, established borders and a timber garden shed. There is also a rear access door into the garage.

Additional Information

- Tenure: Freehold
- Gas Central Heating
- Double Glazed Windows
- EPC Rating: C
- Council Tax Band: E

Disclaimer

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









