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23 Old Dike Lands, Haxby, York, YO32 2WN

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Guide Price £575,000

*** EXTENDED GLOUCESTER STYLE PROPERTY *** FREEHOLD 4 BED DETACHED FAMILY HOME - SPACIOUS EXTENDED ENSUITE BATHROOM - FIELD VIEWS TO THE REAR - WEST FACING GARDEN - CUL DE SAC POSITION - CONSERVATORY - DOWNSTAIRS WC - GARAGE WITH UTILITY - EPC RATING D - COUNCIL TAX BAND E

This is a superb opportunity to buy a sought-after 4-bed detached Gloucester-style family property that backs onto the fields to the rear and enjoys an open westerly outlook. The accommodation is spacious offering a bay-fronted living room, dining room, and 19ft breakfast kitchen as well as the conservatory to enjoy the open view. Upstairs are 4 bedrooms and a family bathroom as well as the generous ensuite from the rear bedroom. The loft area is accessed by a loft-ladder and has been boarded, plasterboarded, decorated and carpeted with a roof light window and storage installed making it a versatile space. Outside the driveway leads to a garage with a utility area behind.

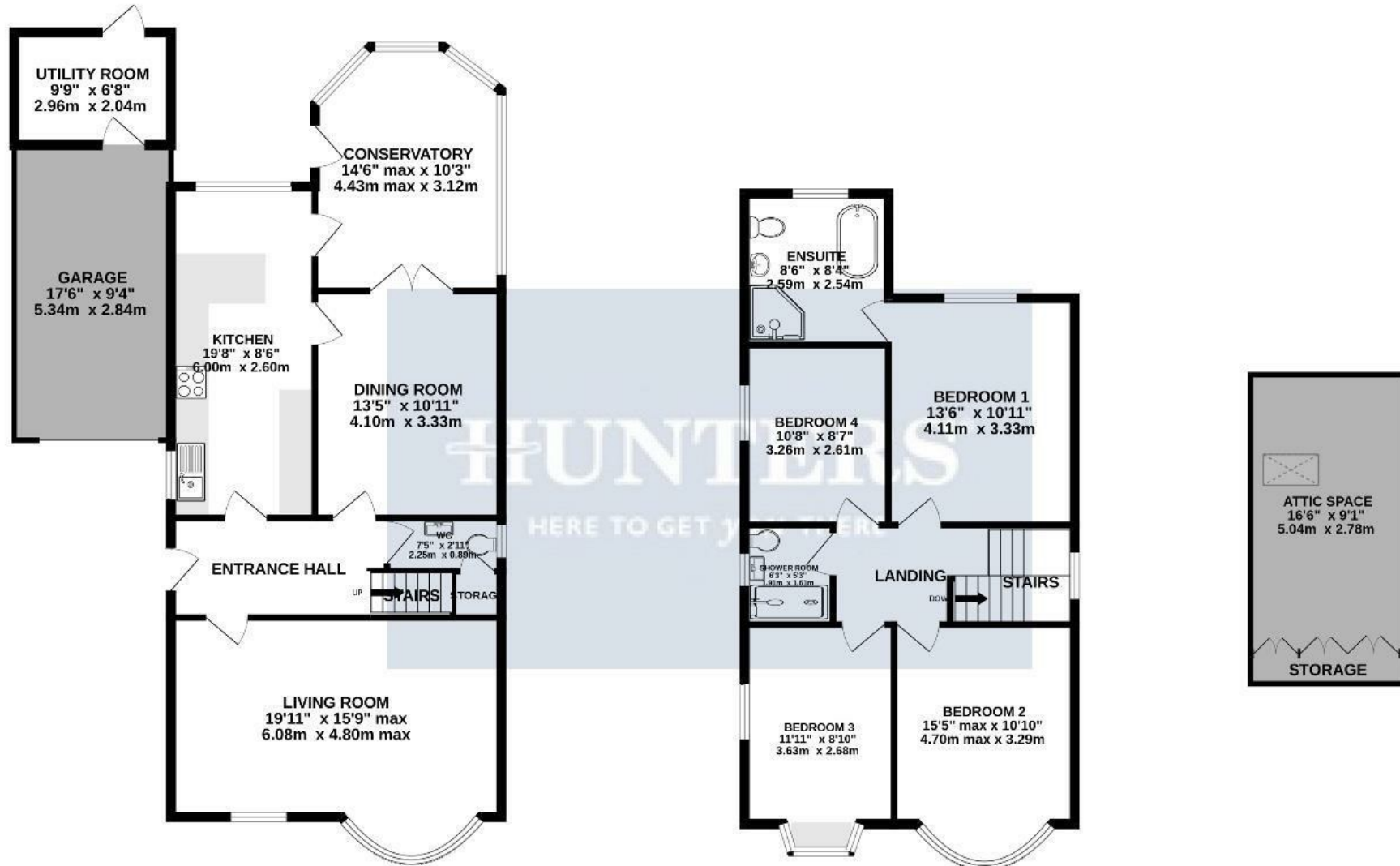
Situated on one of Haxby's most sought-after cul de sacs because of the openness to the back we expect good levels of interest and encourage you to book your viewing promptly. Call Hunters Haxby for your visit ASAP on 01904 750555

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GROUND FLOOR
893 sq.ft. (82.9 sq.m.) approx.

1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.

2ND FLOOR
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 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		67	76
(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 you are welcomed into the entrance hall where there are doors to the kitchen, living room, dining room, and downstairs WC. There are also stairs to the first floor.

Living Room

The living room is located to the front elevation and benefits from having a large bow window and a further window to the front which allow ample natural light into the room. There are also two central heating radiators, and a gas fire set in a fire surround, and a television point.

Kitchen

The well-fitted kitchen comprises a range of base and wall units, ample work surface area with an integrated sink with a mixer tap and an integrated ceramic hob. There is also further integrated appliances including an electric oven and grill and a dishwasher. There is space for a fridge freezer. The dining room and conservatory can also be accessed from the kitchen. There are windows to the side and rear elevation and there is also a central heated radiator.

Dining Room

Currently set up as a formal dining room, this room may also be utilised as a further living room or a home office. There are double-glazed French doors into the conservatory and doors into the kitchen and entrance hall. This room also has a central heated radiator.

Conservatory

Positioned to the rear elevation of the home, this large conservatory provides further accommodation to entertain or relax. With glazing to multiple elevations, there are views into the well-maintained south westerly-facing enclosed rear garden. The conservatory also has a television point.

Downstairs W.C.

The downstairs W.C comprises a hand wash basin and a toilet. There is also a heated towel rail, an opaque window to the side elevation, and access to under-stairs storage.

Landing

The first-floor landing boasts a large arched window that provides ample natural light on the stairs and landing. The

landing area has doors to all four bedrooms and the shower room. There is also a loft hatch that has a drop-down ladder and provides access to an attic room which the current vendors have utilised as additional accommodation, the attic room has a skylight window, an electric heater, and has built in storage cupboards, which in turn provides access to additional storage space.

Bedroom One

This bedroom is located to the rear elevation of the home, there is built-in furniture, a window overlooking the rear garden whilst also offering rural views, and a central heating radiator. This bedroom also has access to a large ensuite bathroom.

Ensuite Bathroom

This ensuite bathroom is fitted with a free-standing bath, a pentagonal shower cubicle, a pedestal hand wash basin, and a toilet. There is also a central heating radiator and a window to the rear elevation.

Bedroom Two

This bedroom is located to the front elevation and has a window to the front and a central heating radiator. There is also a television point.

Bedroom Three

This bedroom has a central heating radiator and a window to the side elevation

Bedroom Four

This bedroom has a central heating radiator, a television point, and windows to the front and side elevations.

Shower Room

The fully tiled shower room is fitted with a step-in shower area with a drencher shower head, a hand wash basin set on a vanity unit, a toilet, a central heated towel ladder, a wall-hung mirrored vanity unit and an opaque window to the side elevation.

External

To the front of the property, there is a paved driveway providing off-street parking for numerous vehicles which also leads to the garage. Also to the front, there is a lawned

garden area.

To the rear of the property is an enclosed south-westerly facing garden which is mainly laid to lawn with the addition of a paved patio area off the back of the property and a further seating area to the rear of the garden. Beyond the garden is a further open grassed area.

Garage

The garage has an up-and-over door to the front and a personnel door to the rear which provides access to the utility room. The garage has power and lighting and the home's combi boiler is also located in here.

Utility Room

The utility room is located at the rear of the garage. There is a door into the garage as well as a glazed door from the rear garden. The utility room has power and lighting as well as hot and cold plumbing with the addition of a Belfast-style sink.

Additional Information

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

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.









