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71 Greenshaw Drive, Haxby, York, North Yorkshire, YO32  
3DD

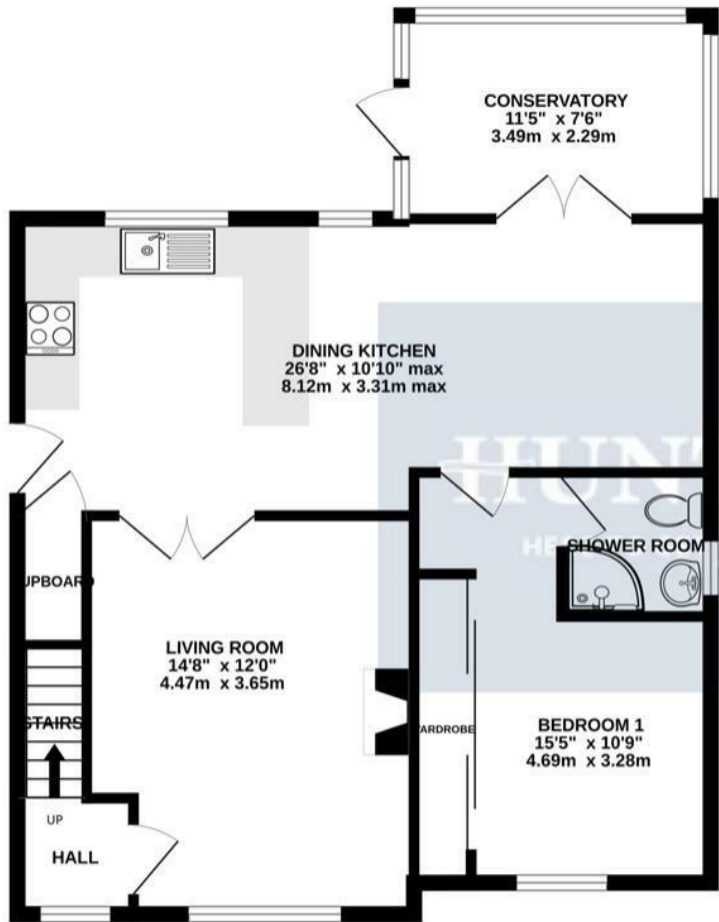
71 Greenshaw Drive, Haxby, York, North Yorkshire, YO32 3DD

Price £350,000

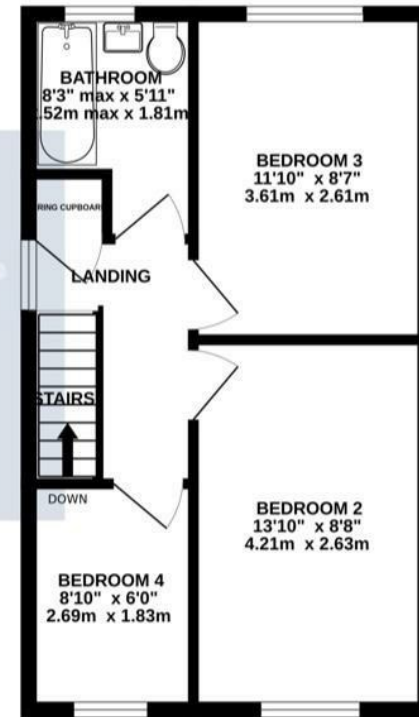
4 BED EXTENDED DETACHED HOME - ENSUITE TO MASTER - CONSERVATORY - CLOSE TO HAXBY SHOPS - PLENTY OF OFF STREET PARKING - GARAGE - EPC RATING C -This is a fantastic opportunity to purchase a family home close to the desirable Haxby centre which has plenty of amenities and is also close to the popular Headlands Primary School. There is spacious accommodation within the house with a Dining Kitchen, Conservatory and Living Room. The Master Bedroom with ensuite Shower Room is also on the ground floor whilst upstairs are the original 3 Bedrooms and Family Bathroom. Outside there is a generous garden to the front and a small low maintenance garden to rear.

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GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



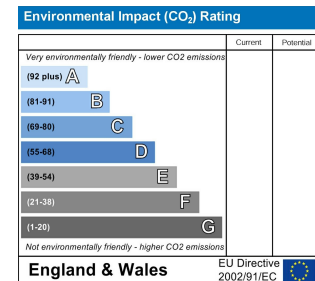
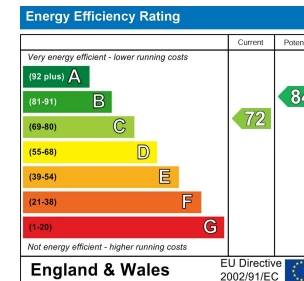
1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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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## **DINING KITCHEN**

On entering the property from the side entrance, you are welcomed into the kitchen area of the dining kitchen. The kitchen is fitted with a range of base and wall units with complementary work surfaces. There is stainless steel sink with mixer tap, an integrated electric hob and oven and space and plumbing for further appliances. Also accessed from the kitchen area is a useful understair storage area which has power.

In addition to the breakfast bar, the dining area of the kitchen, provides space for a dining table and chairs.

Accessed from the dining kitchen is the living room via timber french doors, the conservatory via glazed french doors and a downstairs double bedroom via a single timber door.

## **LIVING ROOM**

The living room is located to the front of the property. There is a fireplace, television and telephone points, a central heating radiator and a window to the front elevation. There is also a door providing access into a lobby area where the stairs to the first floor are located. In the lobby area there is also an opaque window and a central heating radiator.

## **CONSERVATORY**

The conservatory is located to the rear of the property and is accessed from the dining room. There are windows to three elevations looking out into the rear garden area. There is also a glazed door providing access to the outside.

## **BEDROOM 1**

This double bedroom is located to the ground floor and benefits from having access to and ensuite shower room. This bedroom has built-in wardrobes, a central heating radiator and a window to the front.

## **ENSUITE SHOWER**

The ensuite shower room comprises a corner shower cubicle, a pedestal hand wash basin and a toilet. There is also a centrally heated towel ladder and an opaque window to the side.

## **FIRST FLOOR LANDING**

The first-floor landing provides access to three bedrooms, the house bathroom, and an airing cupboard which houses the gas combi boiler. There is also access to the loft via a hatch which we have been informed is insulated and partly boarded.

## **FAMILY BATHROOM**

The family bathroom is located to the rear elevation and comprises a bath, a pedestal hand wash basin and a toilet. There is also a central heating radiator and an opaque window to the rear.

## **BEDROOM 2**

This double bedroom is located to the front elevation. There is a central heated radiator and a window.

## **BEDROOM 3**

This double bedroom is located to the rear elevation. There is a central heated radiator and a window.

## **BEDROOM 4**

This single bedroom is located to the front elevation. There is a central heated radiator and a window.

## **EXTERNAL**

To the front is a lawned area with a picket-style fence and a driveway providing off-street for a number of vehicles which leads to the detached garage. To the rear of the property is an enclosed low-maintenance garden.

## **ADDITIONAL INFORMATION**

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

## **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.















