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3 Oak Tree Lane, Haxby, York, YO32 3YL

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Asking Price £450,000

*** DETACHED AND EXTENDED 3 BED PROPERTY *** SUPERB MASTER BEDROOM SUITE WITH LARGE ENSUITE & WALK IN WARDROBE *** 2 RECEPTION ROOMS *** EXTENDED BREAKFAST KITCHEN PLUS SEPARATE UTILITY ROOM *** DOWNSTAIRS WC *** EPC RATING D *** COUNCIL TAX BAND E***

This is a superb opportunity to purchase an extended detached property offering spacious accommodation having benefited from an earlier 2-storey extension which the current owners have updated. Situated close to the Headlands Primary School in the popular town of Haxby to the north of York this house is also situated along the number 1 bus route to York making commuting very straightforward.

The original 3-bed layout has been altered on the first floor at the rear to now provide a generous master bedroom with a walk-in wardrobe and spacious ensuite shower room along with the original front 2 bedrooms and the family bathroom. On the ground floor both the kitchen and dining room have been extended and lead out to the rear garden as well as connecting the kitchen to the utility room. The sitting room and downstairs wc complete the ground floor.

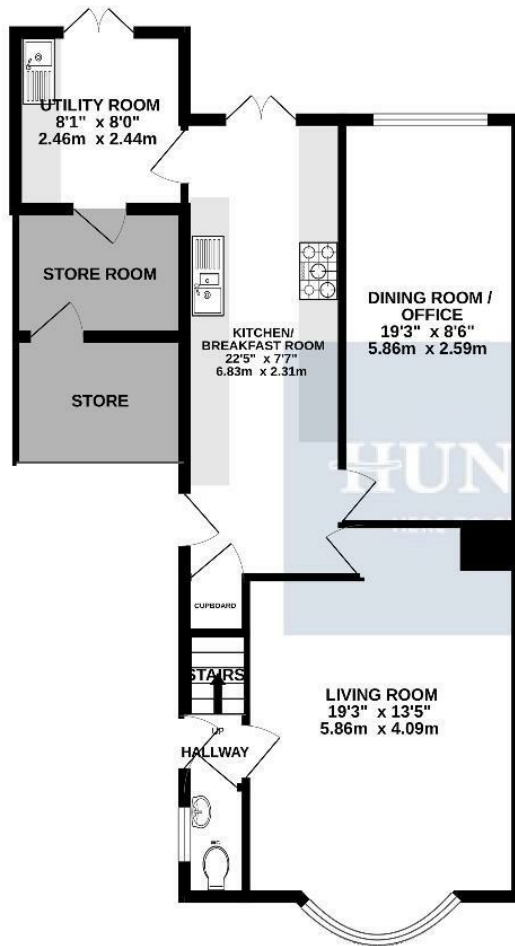
Outside the driveway provides side by side vehicle parking and leads to the shortened garage storage area with automated roller door which in turn leads to an additional internal storage area and then through to the utility room.

The rear garden has been lovingly designed with a paved seating area, raised low maintenance planters in addition to the traditional lawned area, and the feature raised fish pond (NB this can be dismantled and removed if required by the vendors after exchange of contracts)

This property offers generous space (approx 1200 sqft) and a convenient Haxby location so encourage arranging a viewing at your earliest convenience. Contact Hunters Haxby on 01904 750555

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GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.

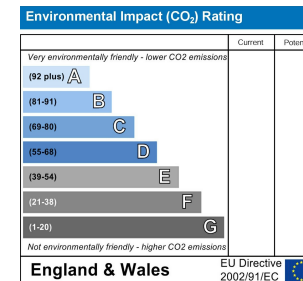
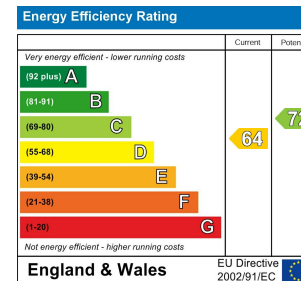


1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 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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Entrance Lobby

The entrance hall is accessed from the side aspect of the house. It has doors to the living room and downstairs WC, and stairs to the first floor. There is also a central heating radiator and an opaque window.

Downstairs WC

It consists of a toilet, hand wash basin, central heating radiator and opaque window to the side elevation.

Living Room

The living room is located to the front elevation of the home and is accessed from the entrance lobby and the kitchen. There is a wall-hung electric fire, a central heating radiator, and a bay window to the front elevation.

Dining Room

The dining room, located to the rear elevation, can easily accommodate a dining table and chairs and also currently occupies a desk providing options for those who work from home. There are glazed french doors to the rear providing access and views into the garden and there is also a central heating radiator.

Kitchen

This recently fitted kitchen (2021/2022) is well equipped and has a large range of base and wall units complemented with worktops. There is space for a 5-ring gas range cooker with an extractor hood above, space for a fridge freezer, an integrated dishwasher and Quarsil granite sink with a mixer tap. There is a door providing access into the utility room, glazed French doors providing access and viewings into the rear garden, and a further external door to the side providing access to the drive.

Utility Room

Accessed from the kitchen the utility room is fitted with base and wall units complemented with worktop space and an integrated stainless steel sink and space and plumbing for a washing machine and a dryer. There are glazed french doors providing views and access to the rear garden. There is also an internal door leading to a useful store room.

Store Room

Accessed from the utility room, now utilised as a store room but previously was part of the garage. There is a door leading to a further storage area.

Store

This store has an electric roller door and is accessed from the drive. This store used to be part of the original garage. The original garage has now been partitioned off to create two separate store rooms.

First Floor Landing

The landing area provides access to all three bedrooms and a house bathroom. There is also a ceiling hatch providing access to the insulated loft area.

Master Bedroom

This bedroom is located to the rear elevation of the home and has two windows overlooking the rear garden. There is a range of fitted wardrobes and access to an ensuite shower room and a walk-in dressing room. There are also two central heating radiators.

Ensuite Shower Room

This ensuite shower room is fitted with a shower cubicle with an electric shower, a toilet and a hand wash basin set in a vanity unit. There is also a central heated radiator, an opaque window to the side and access to a storage cupboard.

Bedroom Two

This bedroom is located to the front elevation. There is a central heated radiator and a double-glazed window to the front. There is also an additional storage area.

Bedroom Three

Again, this bedroom is located to the front elevation. There is a central heated radiator and a double-glazed window to the front.

House Bathroom

The bathroom comprises a slipper bath, a toilet, and a hand wash basin set in a vanity unit. There is also a centrally heated towel ladder and an opaque window to the side elevation.

External

The garden to the front has been graveled for ease of maintenance and to provide additional off-street parking if required. There is also a driveway providing off-street parking and there is access to a store with an electric roller door.

To the rear of the property is an enclosed west-facing garden which is mainly laid to lawn with the addition of a paved seating area, raised beds, established borders and a raised fish pond.

Additional Information

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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EU Directive 2002/91/EC







