



HUNTERS[®]

HERE TO GET *you* THERE

30 York Road, Haxby, York, YO32 3EA

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Guide Price £695,000

*** 5 BED SEMI DETACHED HOUSE *** PERIOD PROPERTY *** NO ONWARD CHAIN *** SUPERB FAMILY HOME *** OPEN KITCHEN DINING AREA *** WEST FACING GARDEN TO REAR *** ENSUITE SHOWER ROOM *** OFF-STREET PARKING & DOUBLE GARAGE *** GROUND FLOOR SHOWER ROOM WC *** UTILITY ROOM *** CLOSE TO HAXBY SHOPS *** EPC RATING D *** COUNCIL TAX BAND E ***

Offered with NO ONWARD CHAIN we are delighted to bring this property to the market for the first time in 30 years. This has been a much loved family home and now the time has come for the vendors to downsize and allow the house to find its next owners and its next chapter.

The vendors understand that this property was originally the Estate Managers House from the Haxby Hall which was positioned on the site where the new care home has been recently constructed. The accommodation is spacious and welcoming straight away with the period hallway giving access to the generous reception areas that in turn lead through to the kitchen diner with access out to the west facing garden! In addition the ground floor has a utility room and a shower room wc. On the first floor are 4 bedrooms, a family bathroom as well as an ensuite shower room. The accommodation also has a 2nd floor loft converted bedroom which could make an ideal home office or hobby area.

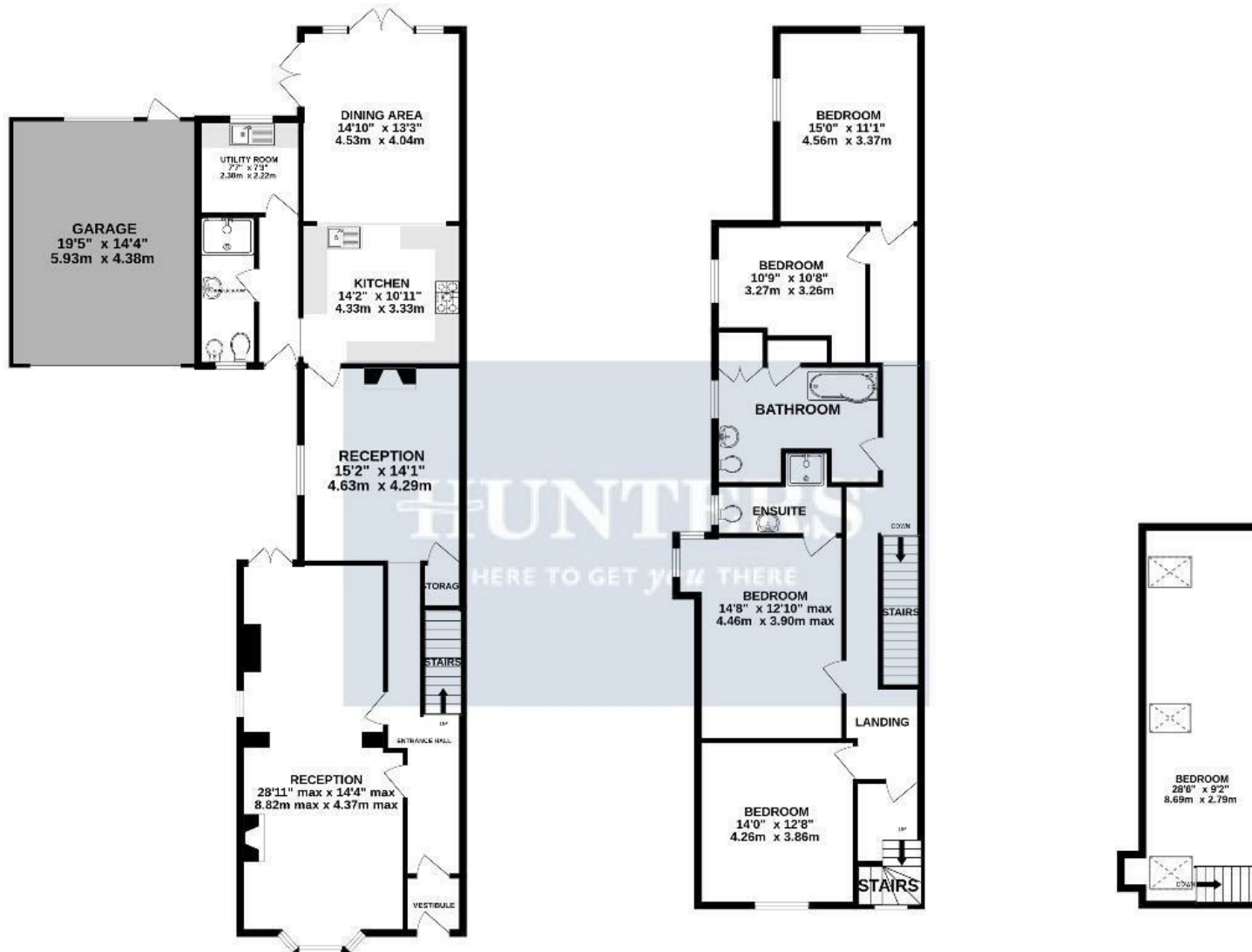
Located near the top of York Road, making it very close to the Haxby shops and amenities along with the well-regarded Ralph Butterfield primary school, we are confident there will be plenty of interest. It is also situated on bus routes into the city centre. Houses of this size rarely come to the market at over 2400 sqft of living area and the period feel and features are sure to appeal. We look forward to welcoming you to 30 York Road! Apply Hunters Haxby 01904 750555

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GROUND FLOOR
1133 sq ft (106.2 sq m) approx.

1ST FLOOR
1040 sq ft (96.6 sq m) approx.

2ND FLOOR
271 sq ft (25.2 sq m) approx.



TOTAL FLOOR AREA : 2444 sq.ft. (227.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			64
(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

On entering the property through the main front door you are welcomed into a vestibule area which is part-tiled to the walls with period mosaic floor tiles. There is then a further door leading to the main entrance hall. From the main entrance hall there are doors to the living room, sitting room and stairs to the first floor accommodation.

Living Room

The living room, originally two rooms is a generously sized living area having windows and French doors to three elevations, central heating radiators and a fire place with a gas flame fire installed

Sitting Room

A further reception room which is accessed from the entrance hall and dining kitchen. This room has access to an under stairs storage cupboard, a window to the side elevation, a central heating radiator and a fire place with a coal-effect gas flame fire .

Dining Kitchen

Located to the rear of the property the dining kitchen offers a great space for entertaining. The kitchen is fitted with a range of wall and base units complemented by worktops, a 5 ring gas hob, double electric oven and grill, an integrated dishwasher and space for a fridge freezer. The dining area is finished with wooden floors with central heating radiator and there are windows and glazed doors providing views and access into the enclosed rear garden.

Utility Room

The utility room is located to the rear of the property. There is worktop space and plumbing for appliances. There is a central heating radiator, window to the rear elevation and a door providing access into the garage.

Downstairs Shower Room

The downstairs shower room comprises a step in shower cubicle, a hand wash basin and a toilet, and wall mounted heater as well as a heated towel radiator

First Floor

The first floor landing provides access to four bedrooms and the house bathroom as well as a staircase to the second floor

Bedroom One

This double bedroom has a window to the side elevation and a central heating radiator. There is also access to an ensuite shower room.

Ensuite Shower Room

The ensuite shower room comprises a step in shower cubicle, a hand wash basin and a toilet. There is also a central heating radiator

Bedroom Two

This double bedroom has windows to the side and rear elevations and a central heating radiator.

Bedroom Three

This double bedroom is located to the front elevation, there is a window and a central heating radiator.

Bedroom Four

This double bedroom is located to the side elevation, there is a window and a central heating radiator.

House Bathroom

The house bathroom is fitted with a bath with shower over, a hand wash basin and a toilet, a central heating radiator and a window to the side elevation. There is also access to airing cupboards which house the home central heating boiler and hot water cylinder.

Second Floor

Bedroom Five

This double bedroom has skylight windows and an electric wall mounted heater. This room may be ideal for those who require a home office or hobby room.

Garage

The spacious garage has an electric roller door to the front, power and lighting, a door and window to the rear and also an integral door into the utility room.

External

To the front of the property there is a driveway providing off street parking for a number of vehicles. The driveway also leads to the garage.

To the rear of the property, is an enclosed west-facing garden which is mainly laid to lawn with the addition of a paved patio area with an electric awning and the garden also has established borders.

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.









