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37 Orchard Paddock, Haxby, York, YO32 3DW

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Guide Price £440,000

*** 4 BED DETACHED FAMILY HOME *** IN NEED OF UPDATING *** NO ONWARD CHAIN *** HIGHLY SOUGHT AFTER HAXBY POSITION *** CLOSE TO SHOPS *** SOUTH FACING GARDEN *** EPC RATING D *** COUNCIL TAX BAND E

Brought to the open market within walking distance of a range of local amenities is this well proportioned 4 bedroom detached property which offers lots of scope for improvement to modern tastes and is offered with No Onward Chain.

Orchard Paddock is a cul de sac off South Lane to the rear of the Haxby shopping area and this property is at the foot of the cul de sac benefiting from a south facing garden.

The family have enjoyed living at this property since the 1960's and it is now time for the next occupants to make their mark and bring it up to modern standards.

Haxby is a town that has a vibrant community with plenty for families to do and good transport links into the centre of York. Close by is the Ethel Ward Playing Field which has a Childrens play area. This property is also in the catchment area of the well regarded Ralph Butterfield primary school a few streets away which enjoys an Ofsted Rating of Good (February 2024 Inspection) and feeds into Joseph Rowntree Secondary School (Ofsted rated Good October 2022 Inspection)

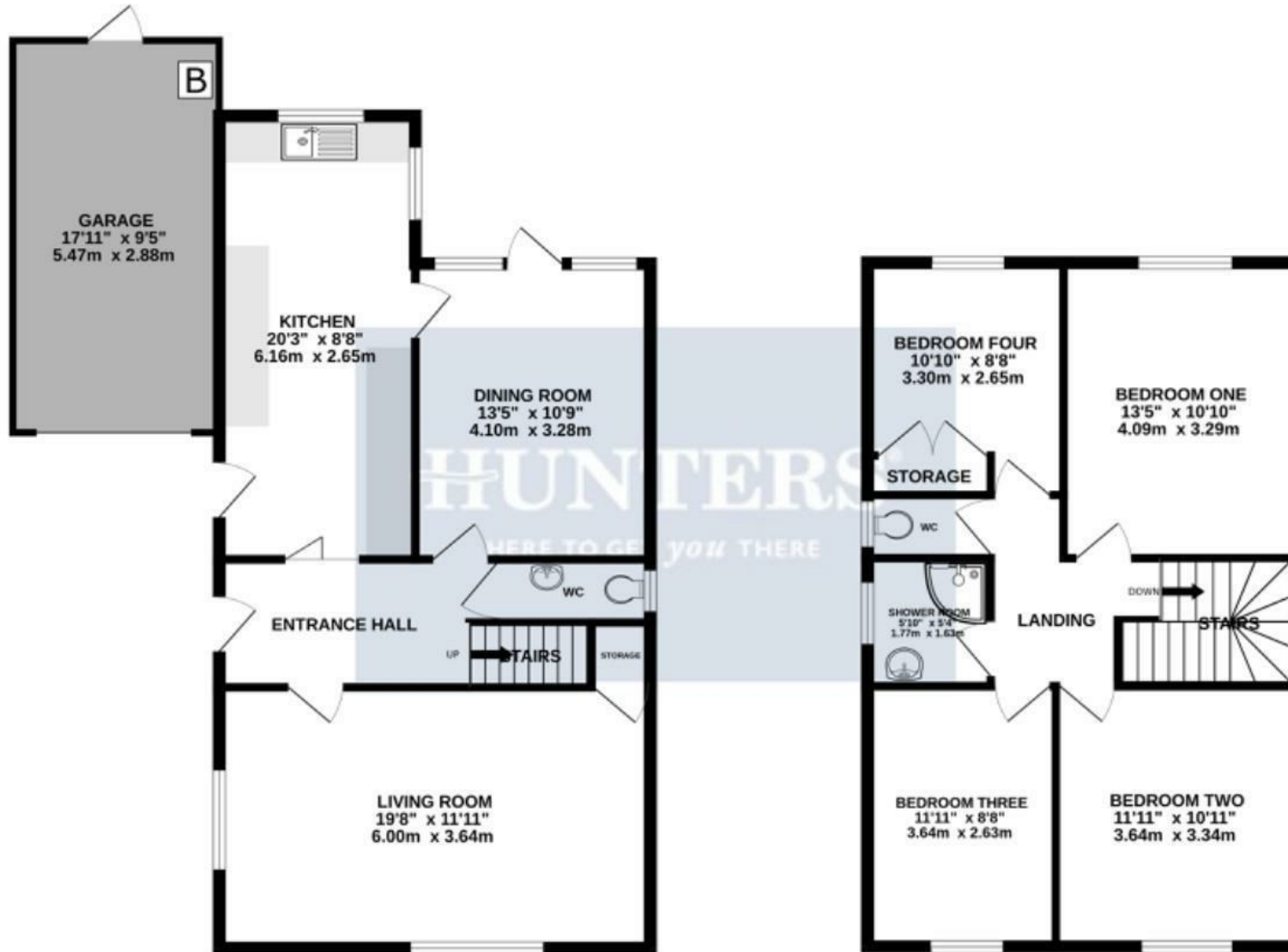
Please note the sale of the property is part of a deceased estate and subject to a Grant of Probate being issued which is being applied for via solicitors currently.

We look forward to welcoming you to the property on a viewing at your earliest convenience. Apply Hunters Haxby 01904 750555

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GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.

1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1291 sq.ft. (119.9 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		80
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









