



**HUNTERS**<sup>®</sup>  
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2 Eastfield Avenue, Haxby, York, YO32 3EY

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Asking Price £475,000

\*\*\* 5 BED SEMI DETACHED FAMILY HOME \*\*\* HAXBY LOCATION HANDY FOR YORK ROAD \*\*\* ENSUITE TO MASTER \*\*\* 2 RECEPTION ROOMS \*\*\* WELL PRESENTED THROUGHOUT \*\*\* ONWARD CHAIN IN PLACE \*\*\* VIEWING HIGHLY RECOMMENDED \*\*\*

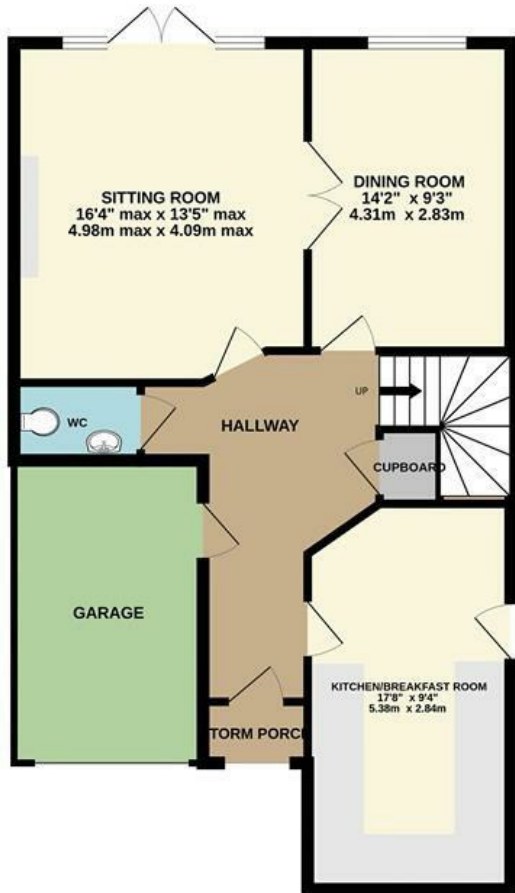
This is a well presented modern family home in a popular Haxby location offering swift and easy access to York Road, the ring road and York itself. The property was constructed in 2008 and has the benefit of a breakfast kitchen and an ensuite shower room from bedroom 1 which also has fitted wardrobes. There are 3 more well presented bedrooms on the first floor and family bathroom with the 5th bedroom on the top floor.

The ground floor accommodation has 2 spacious reception rooms looking out over and giving access to the good sized rear garden as well as a ground floor cloakroom and integral garage.

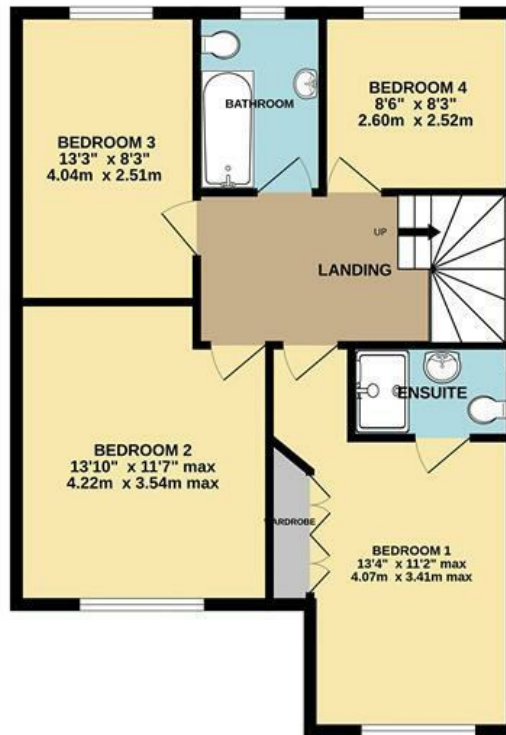
EPC rating C, Council Tax Band E

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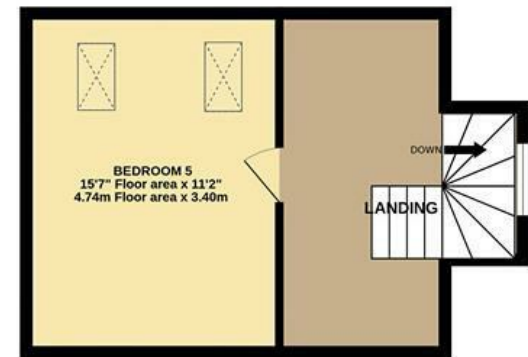
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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	A		
(81-91)	B	79	85
(69-80)	C		
(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	

- **\*\*\* 5 BED SEMI DETACHED HOUSE \*\*\***
- **BREAKFAST KITCHEN**
- **DOWNSTAIRS WC**
- **EPC RATING C : COUNCIL TAX BAND E**

- **BUILT IN 2008**
- **NICELY PRESENTED THROUGHOUT**
- **INTEGRAL GARAGE WORKSHOP**

- **ENSUITE TO BEDROOM 1**
- **2 RECEPTION ROOMS**
- **GOOD SIZED REAR GARDEN**

#### **ACCOMMODATION**

Enter via Storm Porch and hardwood door

#### **ENTRANCE HALL**

Wood effect flooring, understairs storage cupboard, radiator, access to integral garage with roller door

#### **BREAKFAST KITCHEN**

Featuring a range of fitted wall and base units with complementary surfaces over, integrated electric fan oven, 5 ring gas hob, extractor hood, dishwasher, one and half sink drainer, integrated washing machine, window to the front elevation, tiled floor, space for table and glazed door to side pathway

#### **SITTING ROOM**

Windows and french doors to garden, radiator, double doors into dining room

#### **DINING ROOM**

Window to the rear, radiator

#### **DOWNSTAIRS WC**

Updated with wall mounted wc with push button flush, wash hand basin, radiator, built in cupboard, radiator

#### **FIRST FLOOR LANDING**

Opaque window to the side, stairs to second floor

#### **BEDROOM 1**

Window to the front, built in wardrobes, radiator

#### **ENSUITE SHOWER ROOM**

Shower cubicle, pedestal wash hand basin, close coupled wc, chrome towel radiator, opaque window to the side, fully tiled to floor and walls

#### **BEDROOM 2**

Window to the front, radiator

#### **BEDROOM 3**

Window to the rear, radiator

#### **BEDROOM 4**

Window to the rear, radiator,

#### **FAMILY BATHROOM**

Bath with shower over, close coupled wc, pedestal wash hand basin, tiled floor, chrome towel radiator, opaque window to the rear, extractor fan

#### **SECOND FLOOR LANDING**

Opaque window to the side, landing area used as storage

#### **BEDROOM 5**

Spacious room with sloping ceilings, 2 velux rooflights to the rear, radiator

#### **OUTSIDE**

The front of the property is block paved offering off street parking and a gated path leads down the side to the rear garden which can also be accessed via the sitting room. There is a paved seating area and a lawn leading to an additional raised decked area for further sitting out as the sun progresses through the day. There is a timber shed and fencing to the perimeter

#### **EPC RATINGS & COUNCIL TAX**

The EPC rating is C (79) with a potential of B (85). Council Tax band is with City of York Council and in Band E

#### **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.











