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29 The Avenue, Park Estate, Haxby, York, YO32 3EH

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Guide Price £775,000

If you are seeking a one off property which is energy efficient then this might be the property for you! This impressive, individually designed and built property offers spacious open-plan living on the ground floor, with views overlooking the extensive landscaped gardens. In addition, there is a separate reception room, currently used as an extra bedroom. The ground floor also includes a utility room, a laundry room, a treatment room, and a downstairs WC.

Upstairs, you'll find four bedrooms, with the main bedroom benefiting from a dressing area that leads into a full ensuite, featuring both a bath and a large walk-in shower. The landing is flooded with natural light from a feature lightwell and staircase.

Outside, the expansive gardens include two timber cabins, offering a variety of potential uses, along with a summer house and greenhouse. This truly unique property must be seen to be fully appreciated!

EPC Rating A Council Tax Band: F

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GROUND FLOOR



1ST 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	96	99
(92 plus) A		
(81-91) B		
(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		

Property Description

Upon entering the property, you are welcomed into a spacious entrance hall that provides access to the lounge, utility room, a convenient downstairs WC, a treatment room, and the beautiful open-plan living-dining kitchen at the rear of the home. The hall is enhanced by a striking bespoke oak and toughened glass staircase, leading to the first-floor accommodation, as well as a practical understairs storage cupboard.

The living room, situated at the front of the home, features a window that overlooks the front and is currently being used as a downstairs bedroom.

At the rear of the property, the large open-plan Living/Kitchen/Dining area serves as the ideal family hub and is perfect for entertaining. The kitchen is fitted with a range of wall and base units, complemented by quartz worktops, a sink with a mixer tap, and a selection of integrated appliances, including a ceramic hob, oven, microwave, dishwasher, fridge and a freezer. The living/dining area is finished with solid oak flooring and features a log burner, with large glazed panels and doors that open to the garden room, offering views and providing access to the extensive rear gardens. All the ground floor living rooms have an integrated sound system, which can be controlled centrally.

On the ground floor, you'll also find a practical utility room and a laundry room, which has space and plumbing for additional appliances such as a washing machine and dryer. The laundry and treatment rooms were created from what was once the garage.

The ground floor is completed by a convenient downstairs WC, which is fitted with a hand wash basin and toilet.

On the first floor, the landing is filled with natural light from the roof lantern. From here, you can access four bedrooms, a house bathroom, and an airing cupboard. The main bedroom features a dressing area with fitted wardrobes, with an opaque sliding door leading to a well-appointed ensuite. The ensuite is equipped with a bath, a separate large walk-in shower, a toilet, a hand wash basin, an extractor fan, and windows to both the front and side.

Completing the first floor is the house bathroom, also well-equipped, featuring a bath, a separate walk-in shower, a hand wash basin, a toilet, and a window to the side elevation.

Externally, at the front of the home, a resin driveway offers off-street parking, along with the added convenience of an EV charger.

At the rear of the property, the garden stretches approximately 90 meters and has been thoughtfully landscaped by the current owners. It features a variety of seating areas, lawned spaces, established flower beds, and a small pond. Additionally, there are two timber cabins, perfect for various hobbies or potentially repurposed as home office spaces. Both cabins are equipped with power and lighting. To the far end of the garden is a further summer house and a greenhouse.

Additional Information

- Tenure: Freehold
- Triple Glazed Windows Throughout
- Air source heat pump
- Solar Panels
- EPC Rating A
- Council Tax Band: F

Agents Note

- Please note that to the rear of the garden is the York - Scarborough train line with fields beyond.

Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.













