



HUNTERS[®]
HERE TO GET *you* THERE



Greenshaw Drive, Haxby

Guide Price £300,000

*** 3 BED SEMI DETACHED HOUSE *** CENTRAL HAXBY LOCATION *** HANDY FOR SHOPS *** IN NEED OF SOME MODERNISATION *** WELL PRESENTED *** ENCLOSED REAR GARDEN *** LARGE ATTACHED GARAGE *** GAS CENTRAL HEATING *** EXTENSIVE UPVC DOUBLE GLAZING *** EPC RATING C *** COUNCIL TAX BAND C *** APPLY HUNTERS HAXBY 01904 750555

This 3 bed semi detached house is located a few streets away from the main Haxby shopping area as well as being close to the well regarded Headlands Primary School. The property is well presented and ready for some updating offering potential for the next owner to really make their mark. The internal accommodation enjoys a spacious sitting room and open plan kitchen diner with access to both the garden and full length garage to the side. Upstairs are the 3 bedrooms and bathroom. Outside there is a low maintenance graveled garden at the front and enclosed lawned garden to the rear. Call Hunters Haxby for your viewing of this family home. 01904 750555

ACCOMMODATION

Enter via UPVC door

ENTRANCE HALL

Stairs to first floor

SITTING ROOM

14'5" x 11'10" max

Bow window to the front

KITCHEN DINER

14'10" x 10'11"

Open plan kitchen diner with a range of fitted dresser, kitchen wall and base units with complementary work surfaces. One and half sink drainer, gas hob with filter hood above, integrated oven, integrated washing machine, window and patio doors to the garden, understairs storage cupboard, door into garage

GARAGE

Attached garage with up and over door, window and door to the rear garden, the garage measures 26ft in length and 7'10" wide internally

FIRST FLOOR LANDING

Window to the side, cupboard housing gas boiler

BEDROOM 1

13'10" x 8'5"

Window to the front

BEDROOM 2

11'9" x 8'6"

Window to the rear

BEDROOM 3

6'1" x 5'8" plus bulkhead

Window to the front, bulkhead for staircase

BATHROOM

7'10" x 5'11"

The bathroom comprises bath with shower over, close coupled wc, wash hand basin, opaque window to the rear

OUTSIDE

There is a driveway leading to the attached garage (26ft long) with up and over door and a low maintenance graveled front garden. Outside to the rear is a mianly lawned enclosed rear garden with borders and paved seating area

EPC RATING & COUNCIL TAX

EPC rating C (69) with potential of improving to B (85)

Council Tax Band is C with City of York Council currently £1,968.78 for the 25/26 year

SERVICES

Water : Mains

Sewerage: Mains

Heating: Mains Gas

Electricity: Mains

Broadband: Currently ADSL (BT Line) but Virgin Media (Cable) available

Tenure: The vendor has advised that the property is Freehold

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

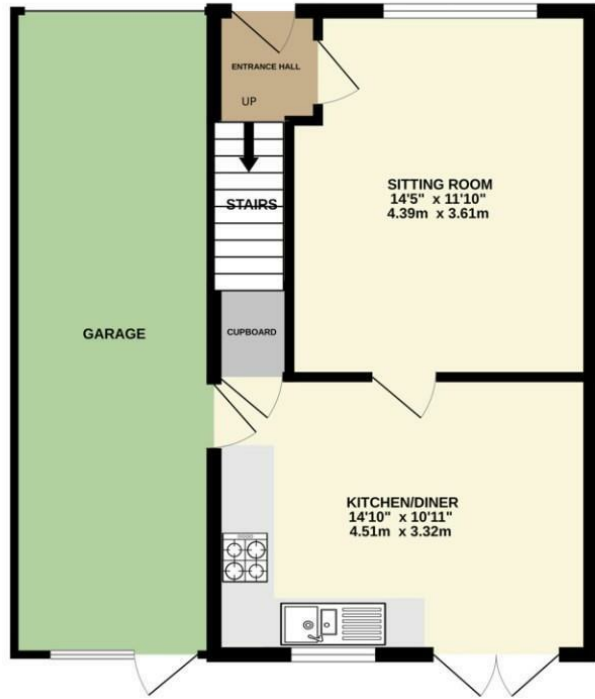
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



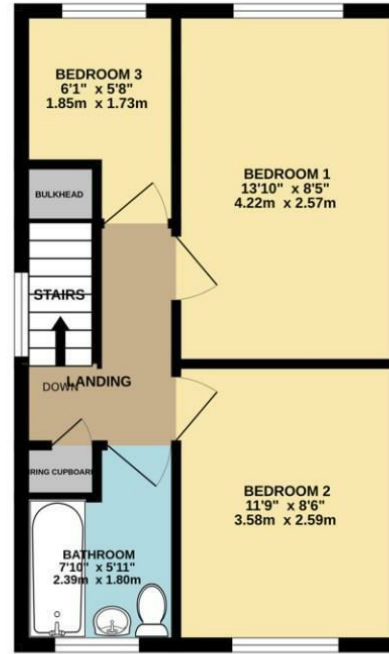




GROUND FLOOR



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		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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

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