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29 Moor Lane, Haxby, York, YO32 2PQ

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Guide Price £725,000

*** EXTENDED 5 BED DETACHED FAMILY HOME *** SPACIOUS LIVING ACCOMMODATION *** ENSUITE SHOWER ROOM ***
BREAKFAST KITCHEN *** 3 RECEPTION ROOMS *** DOUBLE GARAGE *** UTILITY ROOM *** GARDENS FRONT AND REAR ***
EDGE OF VILLAGE POSITION *** EPC RATING C *** COUNCIL TAX BAND F

This is an impressively spacious family home in a sought after position on the border of Haxby and Wigginton. Situated at the edge of the village the property enjoys the benefit of mature and established west facing garden with plenty of off street parking and an integral double garage.

Extended in 2005 to the rear on the ground floor and above the garage the accommodation now measures just under 2000sqft and briefly comprises Entrance Hall, Living Room, Sitting Room, Dining Room, Breakfast Kitchen, Utility Room and Shower Room to the ground floor with the 5 bedrooms and Family Bathroom to the first floor and Bedroom 1 having the benefit of an ensuite Shower Room as well as a balcony to enjoy the afternoon sun.

There is gas central heating with a recently replaced boiler (2023) and extensive double glazing.

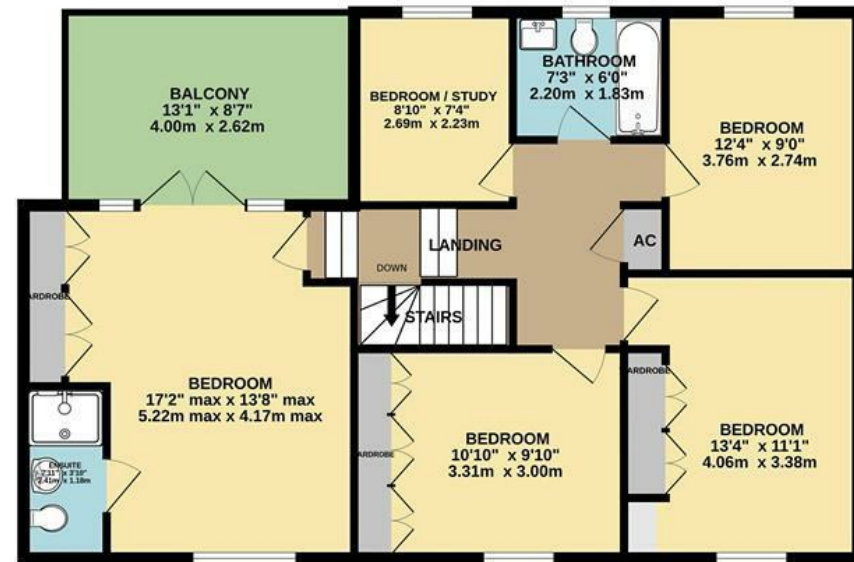
Come and see this impressive property by contacting Hunters Haxby on 01904 750555

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GROUND FLOOR
994 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 1869 sq.ft. (173.7 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	70	78
(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

Entering the property through the front door you are welcomed into a spacious entrance hall. From here, there are doors leading to the living room, dining room and a ground floor shower room. There is also access to a useful storage cupboard and there are the stairs to the first floor.

The living room has a bay window to the front elevation and glazed French doors into the sitting adjoining sitting room. The living room also has a gas fire with a fire surround and hearth. There are two further windows to the side elevation and a central heating radiator.

The sitting room, located to the rear elevation of the home has glazed French doors providing access and views into the rear garden. There is also a central heating radiator and a door providing access into the dining room.

Located to the rear elevation of the home is the generously sized formal dining room. There are glazed French doors providing access and views into the rear garden. There is a central heating radiation and an opening into the dining kitchen. This room can also be accessed from the entrance hall.

The well equipped dining kitchen is accessed from the dining room. Fitted with a range of wall and base units, granite work tops, a composite sink with a mixer tap, an integrated fridge and dishwasher and a range cooker. There is an under-counter fan heater, glazed French doors providing access and views into the rear garden and doors into the utility room and garage.

Accessed from the dining kitchen is a useful utility room comprising work top space with a combination of base and tall cupboards, a stainless steel sink with a mixer tap and space and plumbing for appliances (washing machine & tumble dryer). There is also a central heating radiator and a door providing access into the rear garden.

Completing the ground floor is the double garage which has an electric roller door and power and lighting, there is also a useful storage cupboard and the homes gas boiler is also located in the garage.

To the first floor there is a split landing with stairs leading into the master suite and also onto the main landing area.

Agents Note

The property is located at the edge of Haxby on Moor Lane, opposite the cemetery, please be aware that there is an outline planning application submitted for a development further up Moor Lane. Also these particulars have not been approved by the vendor.

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.













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