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22 Mulberry Drive, Haxby, York, YO32 3ZR

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Offers In The Region Of £450,000

*** CHECKOUT 360 DEGREE VIRTUAL TOUR!!! *** EXTENDED 4 BED DETACHED FAMILY HOME *** POPULAR HAXBY CUL DE SAC
*** 2 RECEPTION ROOMS *** UTILITY *** DOWNSTAIRS CLOAKROOM *** GARDENS FRONT AND REAR *** GARAGE AND
DRIVEWAY *** EPC RATING D *** COUNCIL TAX BAND E ** CONTACT HUNTERS HAXBY FOR A VIEWING ***

Now available to purchase is this well presented four-bedroom detached home, located on Mulberry Drive in the popular town of Haxby. Ideally positioned close to local amenities and well-regarded schools, this property is perfectly suited for family living.

The ground floor features two spacious reception rooms, a well-appointed kitchen, a utility room, and a convenient downstairs toilet. Upstairs, the property offers four bedrooms and a family bathroom.

Externally, the home benefits from well-maintained gardens to both the front and rear, along with a driveway providing off-street parking and access to the integral garage.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

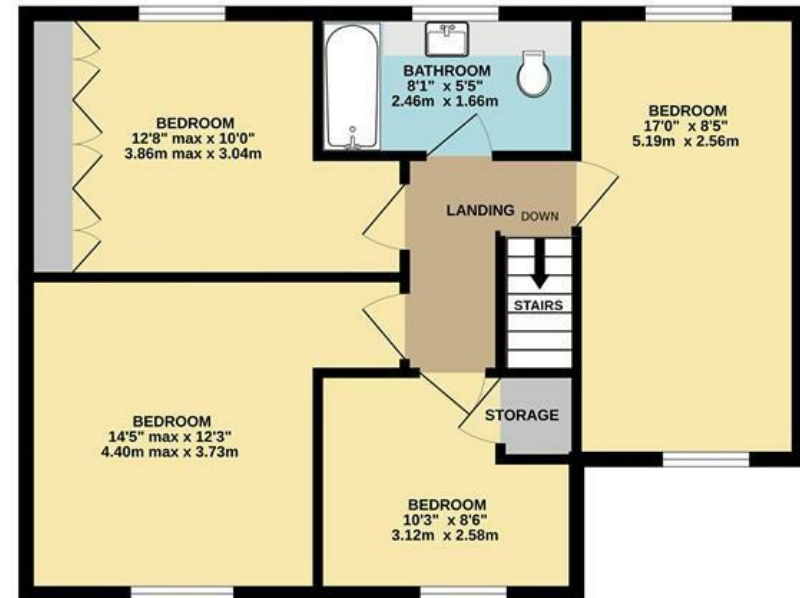
EPC Rating: D, Council Tax Band: E

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GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

- Detached Family Home
- Utility Room
- Driveway Parking

- Four Bedrooms
- Downstairs WC
- Well Maintained Gardens

- Two Reception Rooms
- Integral Garage
- EPC Rating: To Follow, Council Tax Band: E

Location

Haxby lies approximately 4 miles north of York city centre, just beyond the A1237 ring road.

Originally a village, Haxby has expanded over the years and now merges seamlessly with its smaller neighbour community, Wigginton.

The town boasts a diverse range of shops, primarily located along its main street, complemented by two small shopping centres. Amenities and services in the area include a post office, two pharmacy, several pubs, cafes, restaurants, independent shops and local schools, making it a convenient and well-rounded community.

Property Description

Upon entering the property, you are greeted by an entrance hall, offering access to the living room, kitchen, and stairs leading to the first-floor accommodation. The living room, located at the front of the house, features a window looking out to the front. From the living room, you can enter the dining room, which is also accessible from the kitchen. The dining room has double-glazed French doors that open to the rear of the property, offering views and access to the enclosed rear garden.

The kitchen, positioned at the rear, is fitted with a range of wall and base units, worktops, a composite sink with a mixer tap, an integrated gas hob, electric oven and grill, and an under-counter integrated fridge. The kitchen leads to the utility room, which also provides access to the downstairs WC and the integral garage. The utility room is equipped with additional wall and base units, worktops, a composite sink with a mixer tap, and space and plumbing for a washing machine. A door from the utility room opens into the rear garden. The downstairs WC includes a hand wash basin and a toilet.

Upstairs, the landing gives access to all four bedrooms as well as the house bathroom, which features a bath with an overhead shower and a glass shower screen, a toilet, and a hand wash basin set in a vanity unit. Additionally, there is a centrally heated towel ladder and an opaque window to the rear. The loft area is accessible via a ceiling hatch and is partially boarded for extra storage.

Externally, the front garden is laid to lawn with established borders, and a driveway

provides off-street parking and access to the integral garage, which has an electric roller door, as well as power and lighting. The rear garden is fully enclosed, predominantly laid to lawn with established borders, trees, and paved seating areas. There is also an outdoor tap for convenience.

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.











