



**Station Road, Haxby, , YO32 3LS**  
**Guide Price £575,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# Station Road, Haxby, , YO32 3LS

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IMPRESSIVE 3 BED EARLY EDWARDIAN SEMI DETACHED HOUSE \*\*\* MODERN ARCHITECT DESIGNED EXTENSION \*\*\* PRIVATE GARDEN , GARAGE AND OFF STREET PARKING \*\*\* SUPERB MIX OF MODERN AND PERIOD FEATURES \*\*\* HIGH SPEC FINISH THROUGHOUT \*\*\* CENTRAL HAXBY LOCATION \*\*\* HANDY FOR AMENITIES \*\*\* EASY ACCESS TO TRANSPORT LINKS \*\*\* COUNCIL TAX BAND D \*\*\* EPC RATING D

This is a wonderful opportunity to purchase a well-loved and modernised semi detached period property next door to the well regarded Haxby Ralph Butterfield primary school. One of the few period semi detached houses dating from the early 20th century this superb house has the added benefit of retaining a private garden with gated access and a detached brick built garage and off street parking with plenty of outside space.

Internally the current owner had the modern extension to the kitchen architect designed with, partial underfloor heating and impressive roof lines with further glazing offering a very light and airy feel with bi-fold doors opening onto the terraced area which in turn leads to the garden and detached garage with gated parking from the access lane behind Station Road. The remainder of the house keeps hold of the Edwardian period features which are evident with the traditional tiled hallway, coving and cornicing and the updated modern sash windows. There are 2 reception rooms and 3 bedrooms whilst the bathroom upstairs has been remodeled into a modern wet room with underfloor heating as well as the ground floor having the benefit of an additional cloakroom wc.

Station Road is close to the centre of the Haxby with the shopping centre about a 5 minute walk away and is on a bus route to the York city centre.





#### Property Details

21 Station Road is an amazing opportunity to acquire a much loved family home in the centre of Haxby, the sought after town about 4 miles to the north of York. The accommodation has been lovingly updated throughout over the last 12 years to provide a wonderful blend of well proportioned rooms with high ceilings and period features leading through to a stunning Kitchen Diner which has been extended to provide a delightful modern space for modern family needs and opening the house to the outside space beyond.

The ground floor briefly comprises entering into a vestibule and hallway beyond retaining the charming period tiled floor and stairs to the first floor. There is a bay fronted living room with modern gas flame fire and stone fireplace. There is the original dining room with window to the rear garden and then the superb kitchen diner. The kitchen features a range of fitted wall and base units with quartz work surfaces and vertical panel radiator. There is a space for the American 'Maytag' Fridge Freezer as well as a Rangemaster dual fuel range cooker with fan over, dishwasher, twin sink and window to the side, through to dining and family area with underfloor heating and bi-folds and door to the patio area as well as a modern style cloakroom wc with basin.

The first floor landing gives access to all bedrooms with them all having feature period fireplaces which are unused, the large principal bedroom is situated to the front with 2 windows, picture rails and cornicing, the 2nd bedroom also has the picture rails and cornicing as well as a window to the rear, the 3rd bedroom has a window to the rear with views out to the garden. The bathroom has been updated and remodeled as a wetroom with basin with vanity storage and wc as



well as underfloor heating.

Outside is the big feature that truly sets it apart as it enjoys gated driveway access from the lane and a large detached brick built garage with remotely operated roller door access and paved parking area. The garden is mainly laid to lawn and a generous size for a property of this type and has the summerhouse offering views back up the property. The positioning means that you do get the sounds of the primary school next door at playtimes which I find charming. The front garden has been landscaped to provide an attractive low maintenance space and there is an additional gated pathway at the side to the rear.

#### 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 two dentists, doctors surgery, two chemists, several pubs, cafes, restaurants, independent shops and local schools, making it a convenient and well-rounded community.

#### 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.

Material Information - Haxby

Tenure Type; Freehold

Mains Drainage, Electric and Gas

Internet: Variety of options including high speed cable in the street

City of York Council Tax Banding; D

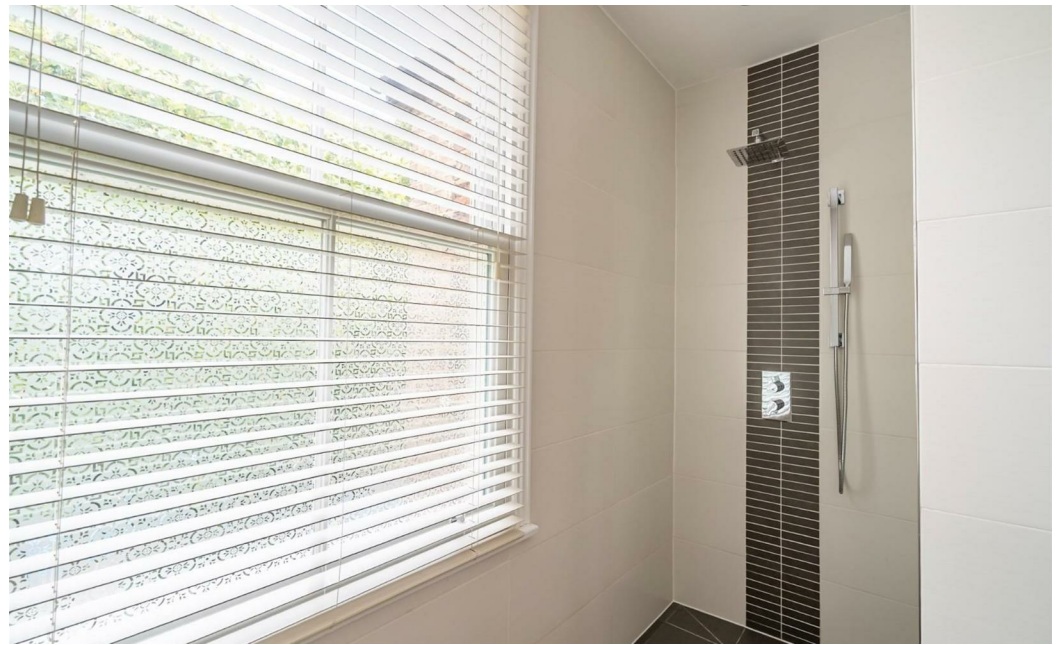
EPC Rating D

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.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      | 77        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

# DISCLAIMER

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Total area: approx. 137.2 sq. metres (1476.6 sq. feet)

### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01904 750555 | Website: [www.hunters.com](http://www.hunters.com)

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