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Sandringham Close, Haxby, York

Offers Over £375,000

Offered to the market with no onward chain, this four-bedroom detached family home is located in the popular town of Haxby. The ground floor features a spacious dining lounge, a well-appointed kitchen, and a convenient downstairs WC, while the first floor provides four bedrooms and a family bathroom. Externally, the property boasts lawned gardens to both the front and rear, driveway parking, and a garage. Early viewing is highly recommended to fully appreciate the potential of this home. EPC Rating: D Council Tax Band: D

- No Onward Chain
- Front & Rear Gardens
- EPC Rating: D
- Four Bedrooms
- Driveway Parking
- Council Tax Band: D
- Detached
- Garage

Haxby

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 doctor's surgery, dentist, two pharmacies, pubs, cafes, restaurants, two supermarkets, independent shops, and local schools and three churches making it a convenient and well-rounded community.

Property Description

Upon entering the property, you are welcomed into an entrance hall with access to a downstairs WC, the dining lounge, and stairs rising to the first floor. At the heart of the home is a generously sized dining lounge, with natural light from a large bay window to the front and French doors opening out to the rear garden. The kitchen, accessed from the dining lounge, is well-appointed with a range of wall and base units offering ample storage, generous worktop space, an integrated stainless steel sink with mixer tap, a built-in gas hob with electric oven, and space for a washing machine. A large window overlooks the garden, and a side door provides convenient external access.

To the first floor, there are four bedrooms served by a refitted family bathroom, which features a shorter bath with shower over, a vanity unit with sink, and a low-level WC.

Externally, the property is approached via a front garden and driveway providing off-street parking and access to the garage. To the rear, there is a fully enclosed garden, mainly laid to lawn, with a selection of paved seating areas and a useful timber shed.

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.



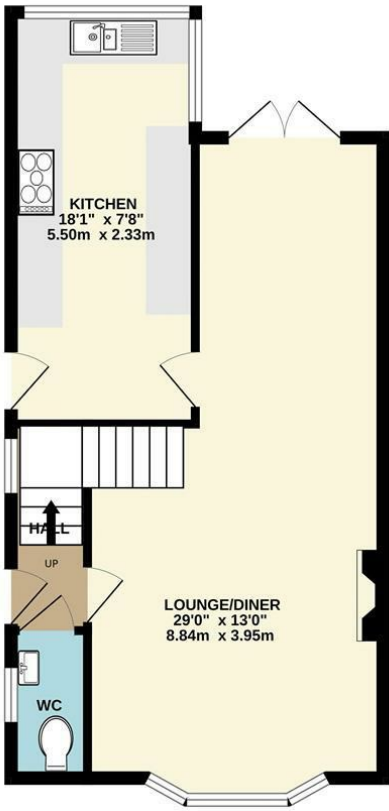




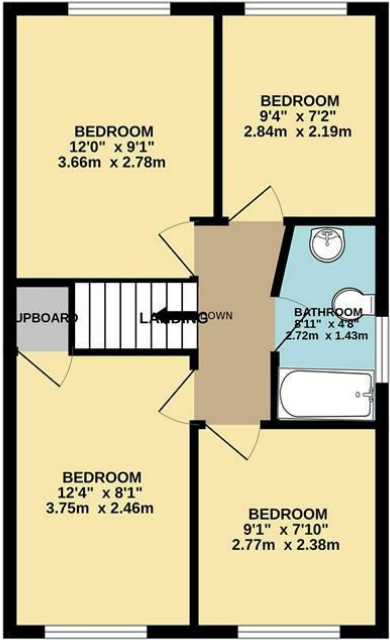




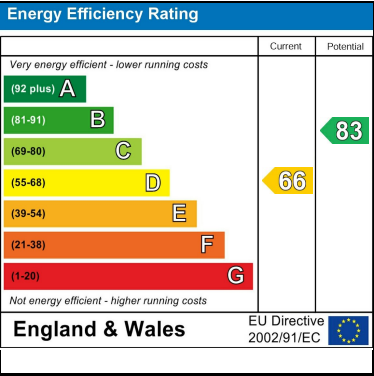
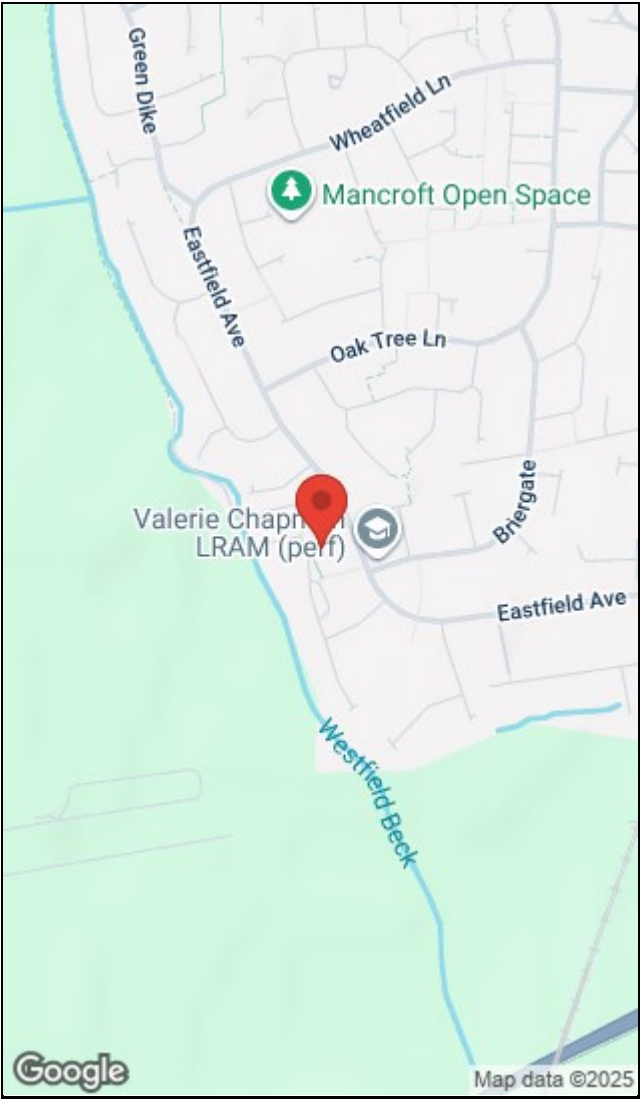
GROUND FLOOR



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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35 The Village, Wigginton, North Yorks, YO32 2PR | 01904 750555
ian.dunlop@hunters.com | www.hunters.com



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