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46 Swarthdale, Haxby, York, YO32 3NZ

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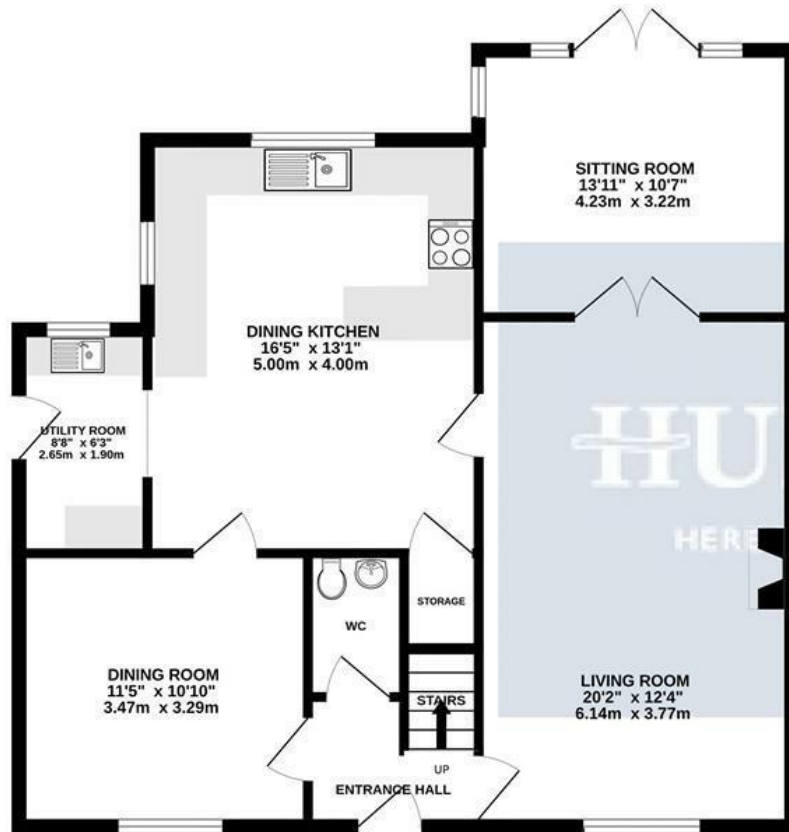
Guide Price £550,000

Situated in the popular town of Haxby on the well regarded Usher Park development and offered with NO ONWARD CHAIN, this spacious FOUR-BEDROOM DETACHED home offering over 1400 sqft of living accommodation features versatile living including a pleasant sitting area opening onto the garden, 2 further reception rooms, a spacious dining kitchen and a utility area. The main bedroom benefits from fitted wardrobes and an EN-SUITE bathroom, while a family bathroom serves the remaining bedrooms. Externally, the property offers a DRIVEWAY, DETACHED GARAGE, and a well-maintained enclosed SOUTH FACING REAR GARDEN with seating areas.

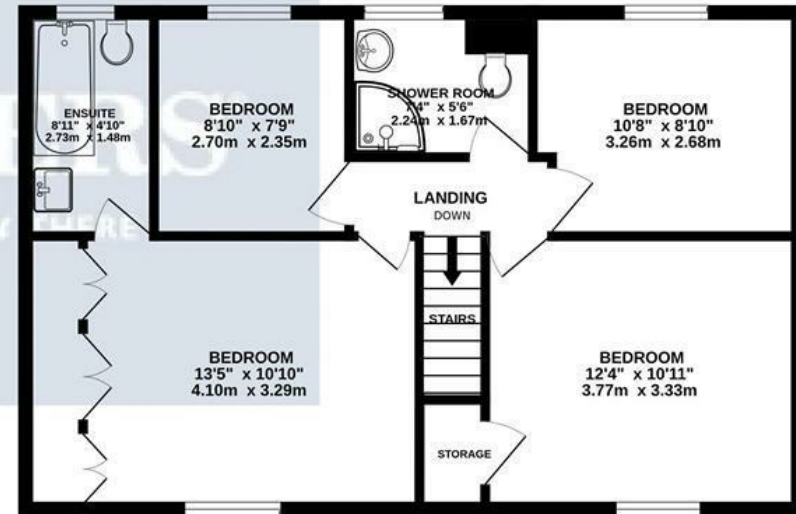
EPC Rating: C - Council Tax Band: E

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GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.8 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
EU Directive 2002/91/EC		
England & Wales		

- **No Onward Chain**
- **Ensuite Bathroom**
- **Driveway Parking**

- **Detached Family Home**
- **Dining Kitchen**
- **Detached Garage**

- **Four Bedrooms**
- **Generous Living Space**
- **Enclosed South Facing Rear Garden**

Haxby

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's, pubs, cafes, restaurants, independent shops and local schools, making it a convenient and well-rounded community.

Property Description

Upon entering the property, you are welcomed into a spacious entrance hall, which gives access to the living room, dining room/study, and cloakroom. A staircase also rises to the first floor.

The generously proportioned living room can be entered from both the entrance hall and the kitchen. A feature fireplace provides a central focal point, while glazed French doors lead through to an additional sitting area. This bright and airy space benefits from dual-aspect windows overlooking the garden, along with further glazed French doors that open directly onto the outdoor space.

At the rear of the home lies the dining kitchen, fitted with a range of wall and base units complemented by worktops. Features include a stainless steel sink with mixer tap, integrated dishwasher, and an electric hob with oven and grill. The kitchen is open plan to a practical utility area, which provides space and plumbing for further appliances as well as an external door to the side of the property.

To the front elevation, there is a further versatile reception room that could serve as a formal dining room, study, or playroom.

Completing the ground floor is a cloakroom with toilet and hand wash basin.

On the first floor, the landing leads to four bedrooms and the family bathroom. The main bedroom is fitted with built-in wardrobes and enjoys the benefit of an en-suite bathroom comprising a bath, toilet, and hand wash basin. The family bathroom is fitted with a step-in shower cubicle, toilet, and hand wash basin.

Externally, the front garden is laid to lawn, with a paved driveway offering off-street parking and access to the detached garage, which is equipped with power, lighting, an up-and-over door, and a rear window. To the rear, the property boasts a well-maintained enclosed garden laid mainly to lawn, enhanced by paved seating areas.

Additional Information

- Tenure: Freehold
- Gas Central Heating
- Double Glazed Windows
- EPC Rating: C
- Council Tax Band: E

Agents Note

The government have recently announced that funding has been secured for the building of the proposed new train station in Haxby which will be located a few minutes walk from this property and offer a direct service to York Station and east to Scarborough.

Outline Planning has been approved for a new housing development to be built north of Haxby.

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.











