



**HUNTERS®**  
HERE TO GET *you* THERE



A well-presented two-bedroom home set in the highly sought-after town of Haxby, offering an excellent range of local amenities including shops, supermarkets, cafés, pubs, restaurants, schools, and medical facilities, all centred around a vibrant main street and two convenient shopping areas.

The property features an entrance lobby, a front-facing living room with a bow window and gas fire, and a well-appointed kitchen with access to the rear garden. Upstairs are two well-proportioned bedrooms and a bathroom. Outside, the home benefits from off-street parking, an EV charging point, and front and rear gardens with established borders and a timber shed. Viewings are essential to appreciate the accommodation and location. EPC Rating: D, Council Tax Band: B

- 2 Double Bedrooms
- Enclosed Rear Garden
- EPC Rating: D

- End Terraced
- Double Glazed Windows
- Council Tax Band: B

- Driveway Parking
- Gas Central Heating

## 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

On entering the property, you are welcomed into an entrance lobby with doors leading to both the kitchen and the living room, along with access to a useful understairs storage cupboard. The living room is positioned to the front elevation and features a large bow window overlooking the front, a gas fire set within a surround, and stairs rising to the first floor.

The kitchen is located to the rear of the home and is fitted with a range of base and wall units with complementary worktops. It includes a stainless steel sink with mixer tap, a ceramic electric hob with electric oven and grill, and space and plumbing for additional appliances including a tall fridge freezer, washing machine, and dishwasher. A glazed door and window provide access to and views over the rear garden. The home's combi boiler is also located within the kitchen.

To the first floor, the landing provides access to both bedrooms and the bathroom, as well as a loft space which is partly boarded and fitted with a light, accessed via a drop-down ladder. The main bedroom is located to the front elevation, with the second bedroom positioned to the rear. The bathroom is fitted with a white suite comprising a bath with shower over and glass shower screen, WC, and pedestal wash hand basin. There is also a heated towel ladder and useful storage located behind the mirrored cabinet.

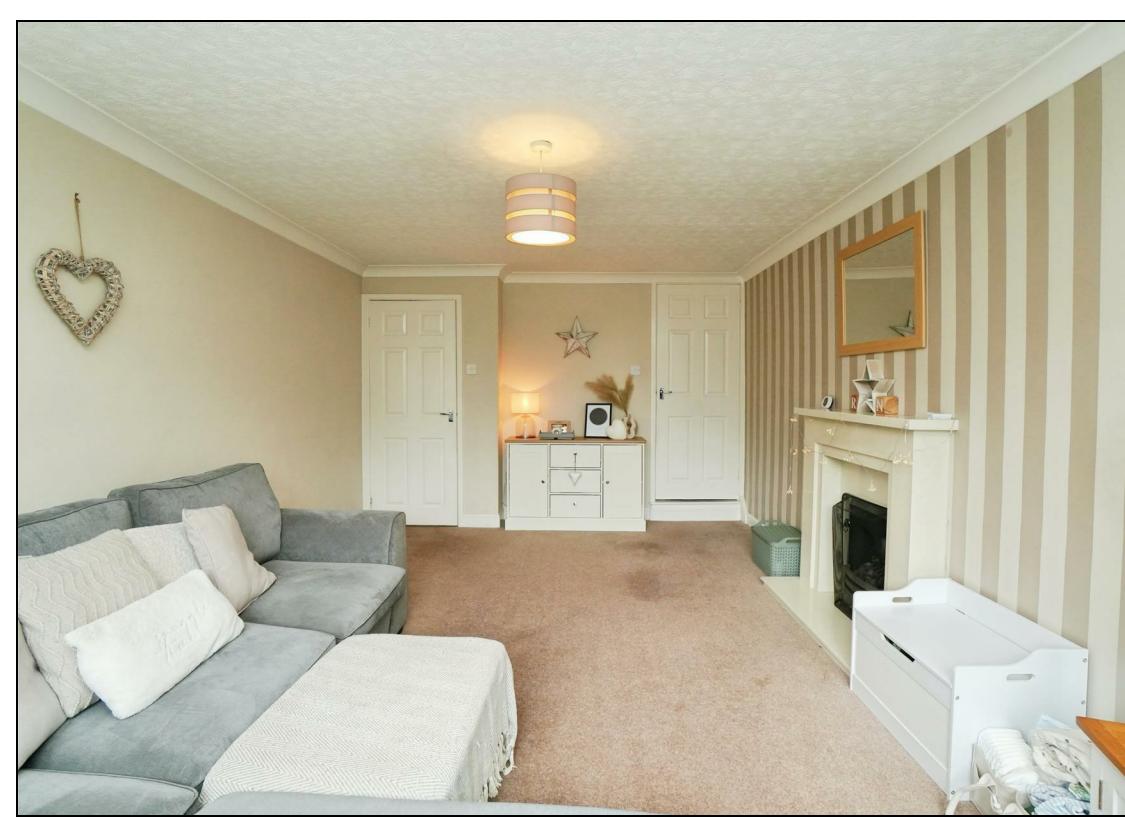
Externally, to the front of the property there is a gravelled driveway providing off-street parking, a lawned area, and established borders. The property also benefits from an Ohme Home Pro EV car charger. To the rear, there is a gravelled garden with a paved seating area, established borders, and a 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.







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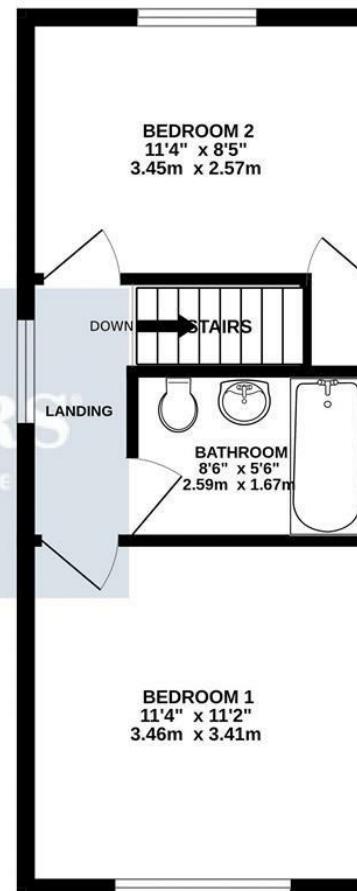
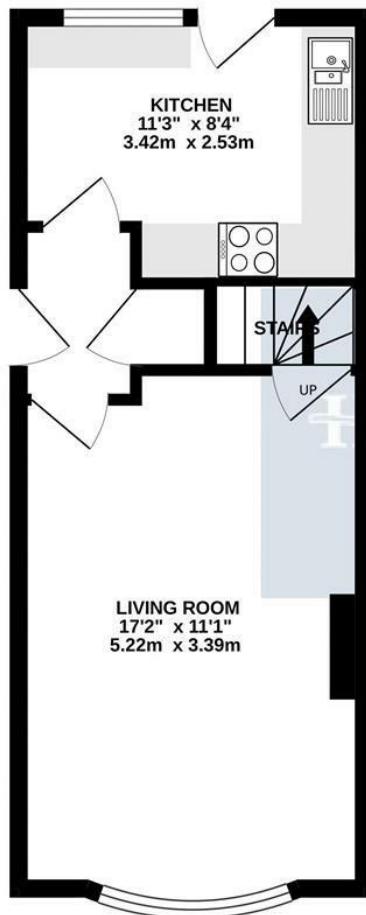


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GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.

1ST FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



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TOTAL FLOOR AREA: 639 sq.ft. (59.4 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		86
(81-91)	B		
(69-80)	C		68
(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	