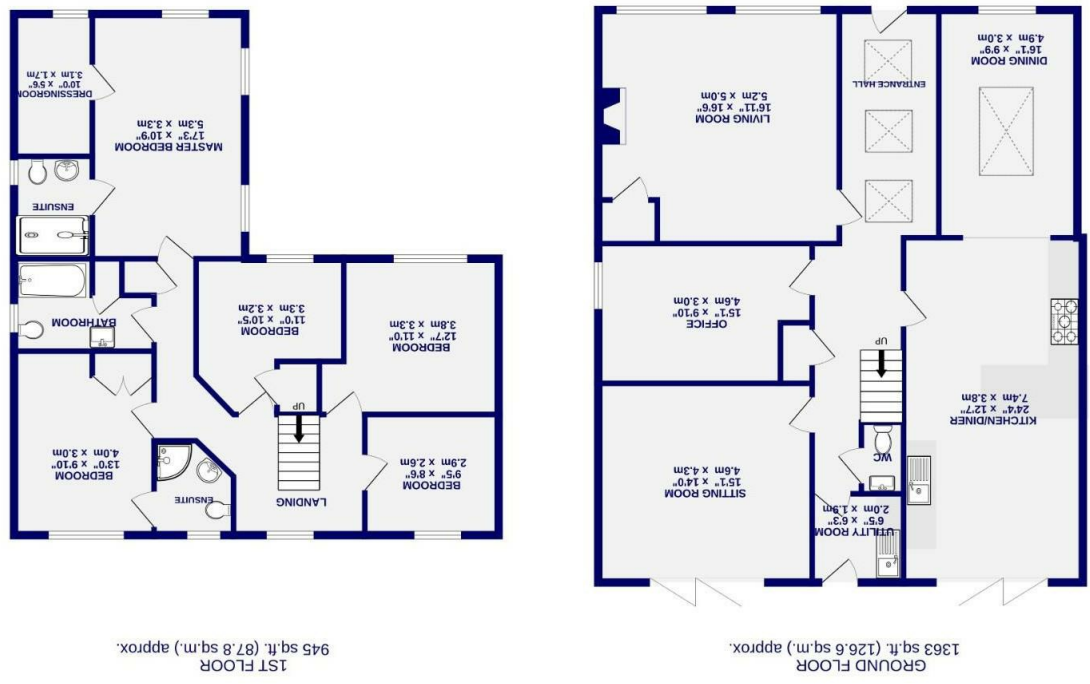


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

# Hall Rise Haxby, York YO32 3LP

Freehold  
Council Tax Band - G

- Immaculate Detached Family Home
- Five Bedrooms
- Two En-Suite
- Desirable Location
- Two Stunning Reception Rooms
- Sleek Modern Kitchen
- Utility Room & Separate WC
- Home Office
- Established Gardens
- Driveway For Multiple Vehicles



TOTAL FLOOR AREA: 2308 sq.ft. (214 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the original measurements of rooms and other areas and to ensure that the floor area and room measurements are correct, the floor area and room measurements shown have not been tested and no guarantee is to be given.  
 All dimensions are given in feet and inches. Measurements are given to the nearest millimetre.  
 Measurements shown have not been tested and no guarantee is to be given.  
 Made with AutoCAD 2024





Hall Rise  
Haxby, York  
YO32 3LP

Offers Over £900,000

 5  3

Proudly presented to the market by Astons Estate Agents is this substantial and immaculately presented, five bedroom modern detached property in Haxby. Positioned north of York and a stroll away from the local amenities that Haxby has to offer, including supermarkets, coffee shops and eateries, excellent transport links to the city centre and the ring road for further afield commutes, this wonderful family home in the catchment for well regarded schools.

Upon entering the property from the driveway, tucked back from the road and the perimeter, the welcoming and light entrance hall spans the home with a downstairs WC and utility room nestled to the rear. From the left of the entrance hall is the extensive hub of the home and glorious dual aspect kitchen diner with an innovative design and layout, an array of sleek cream wall and base units, offering considerable storage, complemented with dark granite worksurfaces for generous culinary preparation space. The room is filtered with natural daylight from the roof lantern above the dining space and the bifold doors to the rear into the garden for inside outside living.

To the right of the main entrance vestibule is the living room contemporary decorated with a statement log burner as the focal centrepiece the room and bathed sunlight from the double windows to the front of the property. Also, off the hallway is a multi functional central room currently used as an office. Finally to the rear of the property is another generously sized reception/garden room with wooden floors, bifold doors to the lush green garden, tastefully decorated creating a peaceful and tranquil ambient area to relax and unwind.

