

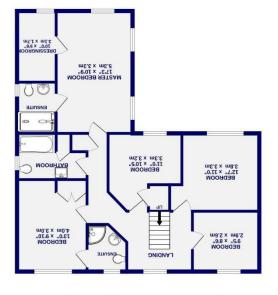
YO32 3LP Haxby, York Gangerian Alall Rise

Freehold O - bned xeT lionoO

- Immaculate Detached Family Home
- Five Bedrooms
- ●tiu2-n∃ owT •
- Desirable Location
- Two Stunning Reception Rooms
- Sleek Modern Kitchen
- Utility Room & Separate WC
- Home Office
- Established Gardens
- Driveway For Multiple Vehicles

These particular 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 indivention 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 any services, appliances, equipment or factinal condition or otherwise. Any there is any point which is of particular, floor presences appliances, equipment or tactilities 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 and as to the condition or precise. Purchasers must statisty themselves by inspection or by otherwise regarding the trace above and as to the concernance of acts of the statements from the intervience above and as to the content has any automatic accurate contact the accurates of a sech of the statements are contacted in these particulars. No precess of a statements are up to a statement that are property or the employment of the endor.





15T FLOOR 945 sq.ft. (87.8 sq.m.) approx. 07AL FLOOR AREA : 2308 sq.ft. (214.4 so





Hall Rise, Haxby, York, YO32 3LP

Hall Rise Haxby, York YO32 3LP

£882,000



Proudly presented to the market by Ashtons 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 work surfaces for generous culinary preparation space. The room is filtered with natural daylight from the roof lantern above the dining space and the bi-fold 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 centerpiece 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, bi-fold doors to the lush green garden, tastefully decorated creating a peaceful and tranquil ambient area to relax and unwind. There is the additional benefit of a summer house positioned at the bottom of the garden along side two additional garden stores. A further large external store runs along the length of the house providing ample storage capacity.



















