

XUS LEOY , York реоЯ үdхеН

O - bned xeT lionuo Freehold

- erd TownAuse
- Five Bedrooms
- Two Bathrooms
- Driveway & Garage
- Three Reception Rooms
- · City Central Location
- EPC TBC

property on behalt of the vendor. 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 information. We have not tested any services, 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. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the These particulars have been prepared as accurately and services but should not be relied upon set to check the child is any point which is of particulars have to strice and we would be pleased to check the

> 2.2m x 3.6m 17'2" x 11'11" LIVING ROOM 3.6m × 2.8m DINING ROOM

> > nqqs (.m.ps 2.08) .fps 128 651 sq.ft. (60.5 sq.m.)

m0.5 x m0.5 10.7" × 9'1" 10.7" × 9'1" 8.2 M × 2.8m 10.0 × 9.4"

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234 sd tr (49.6 sd.m.) approx. SVD FLOOR







Ashtons

Haxby Road, , York, YO31 8JX

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£600,000



A spacious five-bedroom end town house with a driveway and integral garage, positioned on the highly sought-after Haxby Road. Just a short walk from York Teaching Hospital and the city centre, this popular location offers excellent amenities, including shops, bars, and restaurants. The property enjoys an attractive outlook over the nearby bowling green and open spaces.

The ground floor features an open-plan kitchen and dining space, fitted with a range of units and integrated appliances, with sliding doors leading to the rear yard. To the front, a bright lounge benefits from a bay window and feature fireplace. Completing this level is a convenient W.C. and access to the integral garage.

The first floor offers three well-proportioned bedrooms, two with fitted wardrobes, and a family bathroom featuring a large corner bath and additional storage. The second floor provides two further double bedrooms, including a master suite with both a shower and bath, as well as access to a covered sun terrace.

Externally, the property benefits from a driveway leading to the garage and an enclosed rear yard. Additionally, a rear terrace house, currently used as a rental property, is available by separate negotiation. Contact the agent for further details.

Council Tax Band- C



















