

property on behalf of the vendor.

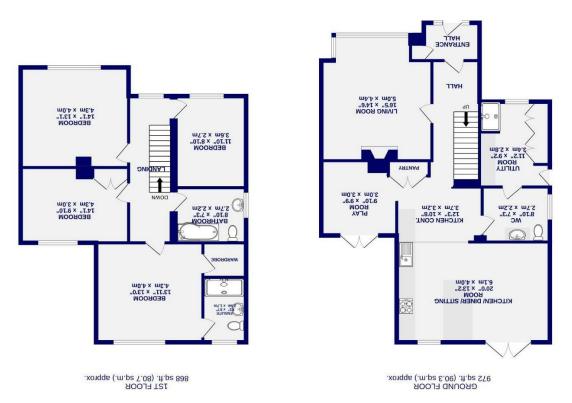
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particulars montance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 contestness of each of the areas particulars. No person in the employment of Ashtons has any authority to make or give any representants or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the astatements contest relating to the employment of Ashtons has any authority to make or give any representants whatsoever in relation to this property or these particulars nor enter into any contract relating to the

- Ebc c
- · Stunning Landscaped Rear Garden
  - Primary Bedroom With Ensuite
  - Downstairs WC and Utility Room
    - Snug/Office
    - mooA pniviJ əfaraqə2 •
    - Bespoke High End Kitchen
  - Open Plan Kitchen Living Diner
    - Four Bedrooms
    - Substantial Family Home

Freehold — E — Sand - E

AO3S 3E2 Haxpy, York York Road







## York Road Haxby, York YO32 3ES

£795,000







Ashtons Estate Agents are delighted to offer the opportunity to own a distinctive, luxuriously renovated family home in Haxby.

Welcome to this truly impressive and immaculately presented four bedroom property, perfectly positioned on the ever popular York Road, Haxby. From the moment you step through the electric gated front drive into the bright and airy entrance hall, it's clear that this home has been finished to an exceptional standard. The beautiful parquet flooring leads you into the heart of the home, a substantial, open-plan kitchen, dining, and living space designed for both everyday family life and stylish entertaining.

The bespoke kitchen is a chef's dream, featuring a sleek range of high-spec units, top-of-the-line integrated appliances (including two ovens), an oak lined double pantry and a striking island with matching worktops which elevate the space with both elegance and practicality.

Floor to ceiling views of the landscaped garden seamlessly connect the indoor and outdoor spaces, perfect for modern living and summer gatherings.

Just off the kitchen, a versatile office or playroom offers a quiet retreat, complete with its own external access. To the front of the home, a separate formal living room enjoys the charm of a large, traditional square bay window, flooding the room with natural light and creating a calm, welcoming atmosphere. Off the hallway, you'll also find extensive handcrafted understairs storage, a luxurious downstairs WC and a stylish utility room, thoughtfully fitted with a raised shower and direct external access.

Upstairs, the first floor boasts four generous double bedrooms. The master bedroom includes a large wardrobe room and a chic, hotelstyle en-suite shower room.

The front double bedroom, currently used as a gym and office, offers great versatility. The additional bedrooms are equally spacious, bright and airy. A modern family bathroom with a fresh grey and white finish and shower-over-bath completes the upper level.



















