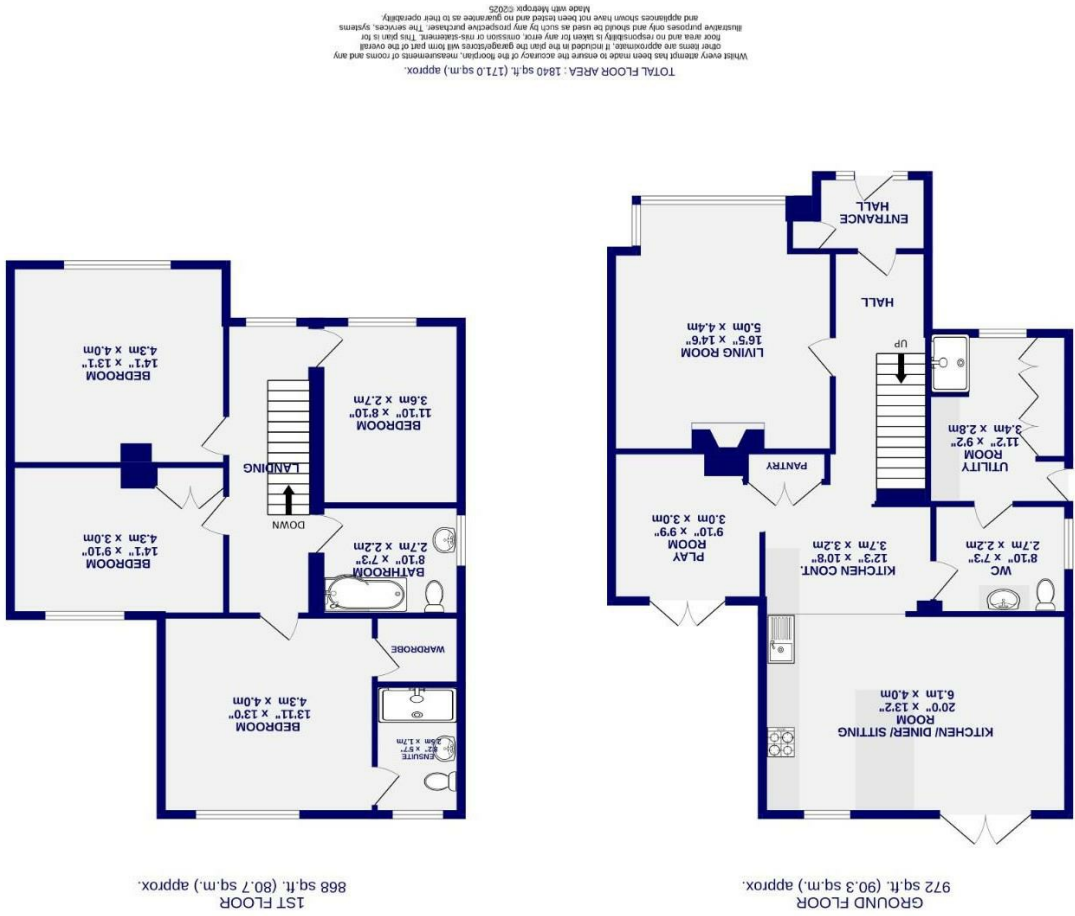


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 only 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.

- Substantial Family Home
- Four Bedrooms
- Open Plan Kitchen Living Diner
- Bespoke High End Kitchen
- Separate Living Room
- Snug/Office
- Downstairs WC and Utility Room
- Primary Bedroom With Ensuite
- Stunning Landscaped Rear Garden
- EPC C

Freehold  
Council Tax Band - E

York Road  
Haxby, York  
YO32 3ES





York Road  
Haxby, York  
YO32 3ES

£795,000

 4  3

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, hotel-style 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.

