

roperty on behalf of the vendor

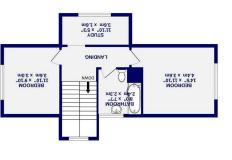
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular property or that the property is in good structural condition or otherwise. Any areasurements, floor plans or distances referred 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

- EbC B
- Popular Town Setting
 - · Garage & Driveway
- Gardens Across Three Aspects
 - Open Plan Living Diner
 - Two Bathrooms
 - Four / Five Bedrooms
 - Substantial Detached Home

Freehold - E Sand - E

Farmstead Rise Haxby, York TO32 3LL







12T FLOOR 507 Sq.ft. (47.1. Sq.m.) app



Farmstead Rise Haxby, York YO32 3LL

£525,000



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Located in the ever-popular town of Haxby is this substantial four / five bedroom detached bungalow, set on a generous wraparound plot just off York Road. Offering versatile accommodation and excellent potential, this spacious home presents a fantastic opportunity to create a wonderful long-term family residence.

Farmstead Rise is a quiet cul-de-sac within easy walking distance of a wide range of local amenities, including shops, cafes, and pubs along Haxby's vibrant main street. Families will particularly appreciate the property's proximity to a number of well-regarded primary and secondary schools.

Internally, the home opens with a welcoming entrance hall. To the right is the principal bedroom, a generous double with a spacious ensuite shower room. To the left, you'll find the heart of the home—a bright and open-plan living/dining area that flows seamlessly into the well-equipped kitchen. The living space enjoys an abundance of natural light thanks to windows on multiple aspects, while the kitchen offers ample wall and base units, worktop space, and integrated appliances—ideal for busy family life.

Also on the ground floor is a second double bedroom, conveniently accessed from the living room. Upstairs, the property provides two further double bedrooms along with a smaller fifth bedroom, perfect for use as a home office, dressing room, or nursery. Completing the internal accommodation is a well-appointed three-piece family bathroom.

Externally, the home sits on a fantastic plot with gardens to three sides, featuring a combination of lawned and patio areas—ideal for relaxing, entertaining, or family play. A detached garage with power supply is located to the rear, with a private driveway providing offstreet parking in front.

With its size, location, and huge potential, this is a rare opportunity in a sought-after area. Early viewing is highly recommended.

Council Tax Band E



















