



# Thornhills Haxby, York YO32 3WD

Offers Over £280,000



Located in the popular residential area of Haxby, just beyond York's outer ring road to the north of the city, is this immaculately presented three bedroom townhouse. Having undergone updating in recent years, the property offers an excellent opportunity for first-time buyers or families, benefitting from close proximity to a wide range of local amenities including shops, cafés, a GP surgery and well-regarded schools.

Internally, the property opens into a welcoming entrance hall which leads through to a bright and spacious living room positioned to the right, enjoying an open aspect to the front. Generous in size and featuring windows to two aspects, this room is filled with natural light and highlights the versatile accommodation on offer. Leading off the living space is the recently updated kitchen, fitted with an attractive range of shaker-style wall and base units providing ample storage and worktop space, along with a selection of integrated appliances.

To the first floor are three well-proportioned bedrooms, all benefitting from built-in storage installed by the current owners, along with a spacious landing and a contemporary three-piece bathroom suite.

Occupying a larger than expected plot, the property enjoys attractive gardens to the front and a stunning south-facing rear garden which has been meticulously landscaped by the current owners and enjoys sunshine throughout the day. Further benefits include a single garage located away from the property and ample on-street parking nearby.

Sure to be popular on the open market, early viewing is highly recommended.

Council Tax Band C





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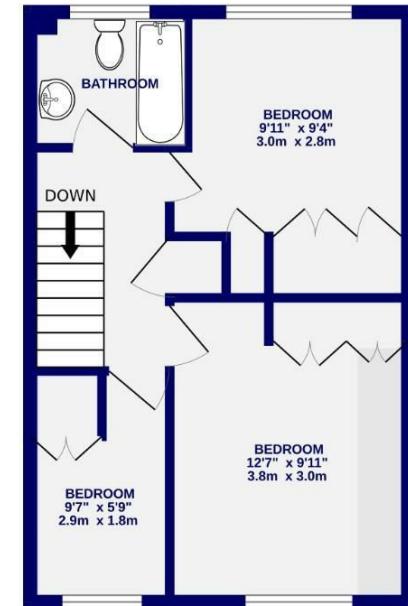
Freehold  
Council Tax Band - C

- Townhouse
- Three Bedrooms
- Immaculately Presented Throughout
- Popular Residential Setting
- Garage
- South Facing Garden
- Ideal First Home
- EPC TBC

GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have been tested and no guarantee as to their operability.

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