



WISHART
ESTATE AGENTS

3 Northcroft
Haxby
York
YO32 3TP

£650,000

- Four bedrooms & house bathroom
- Open plan kitchen diner
- Large rear garden
- Two reception rooms
- Annexe potential
- Ground floor shower room & WC
- Utility
- Detached garage



Wishart Estate Agents are delighted to present this cleverly extended and beautifully presented detached property to the open market. Located in the popular Usher Park Estate in the village of Haxby, this property boasts a modern open plan kitchen diner, large rear garden, versatile family room with adjoining ground-floor shower room, separate utility and four good sized bedrooms.

Set back from the path on a prominent plot on Northcroft, this beautifully presented four-bedroom detached home is offered to the market in turnkey condition.

Entering the property via a welcoming porch leading to the hallway, with access to the kitchen diner, formal lounge, and staircase to the first-floor accommodation.

The lounge is a generous yet cosy space, finished with warm oak effect laminate flooring. A limestone fireplace with hearth is a central feature and there is plenty of space for a large sofa set up and other items of freestanding furniture. A bay window to the front elevation, in addition to a set of double doors overlooking the garden, allows plenty of natural light to flow through. Neutral décor and a tasteful Laura Ashley "Pussy Willow" feature wall add the finishing touches.

The open plan kitchen diner is spacious and modern, perfect for the family and for entertaining. Windows to the front elevation are styled by classic shutters alongside a panelled feature wall. The ideal area for a formal dining arrangement and other items of furniture to taste.

The kitchen sits to the rear and is finished with a range of quality base and wall units with white marble effect Corian worktops over. A bespoke central island finished in deep blue tones with the same Corian worktop provides breakfast bar seating, as well as space for a large under-counter wine fridge and base unit. A white porcelain sink and drainer with mixer tap sit below a window to the side elevation.

Integrated appliances include a double oven, fridge freezer and gas hob burner with extractor over. Space and plumbing are provided for a full-sized dishwasher. Finished with neutral décor and pale oak effect laminate flooring, ideally suited for this high traffic area of the home.

A lobby leads through to a pedestrian door to the rear patio and garden and provides access to the utility and family room.

The utility room is an excellent addition to the ground-floor accommodation, with space and plumbing provided for a washing machine and tumble drier. Base and wall units with contrasting worktops over complete the room.

The fantastic family room is an extension to the property and was originally designed to accommodate multi-generational living. Having been previously used as an annexe, the family room includes a separate shower room with wash hand basin and WC. Used by the current owners as an extension to their ground-floor living accommodation, this versatile space could easily be adapted to the needs of the next owner. Bi-fold doors and windows to the side elevation ensure this room is filled with natural light and is the perfect space to relax, with direct access to the decking area and beautiful far-reaching rear garden. Finished with modern tones, a feature wall and warm oak laminate floors.

A carpeted staircase leads to the first-floor accommodation and landing, including bedrooms 1 to 4 and the house bathroom.

The principal room is a generous double providing a built-in cupboard plus built-in wardrobe with plenty of space for items of freestanding furniture. A window overlooks the front elevation, filling the room with light. Plush grey carpets feel luxurious underfoot and complement the neutral and stylish décor finish.

Bedroom 2 is another double facing the front elevation. Built-in wardrobes provide excellent storage options and oak effect laminate flooring and a feature brick effect wallpaper finish the room.







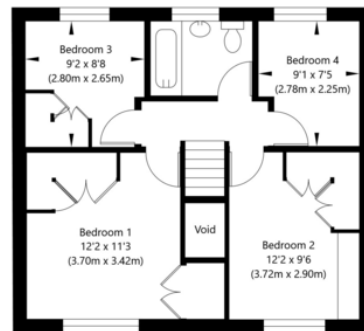
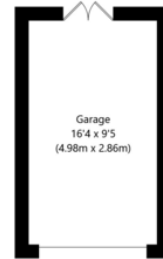
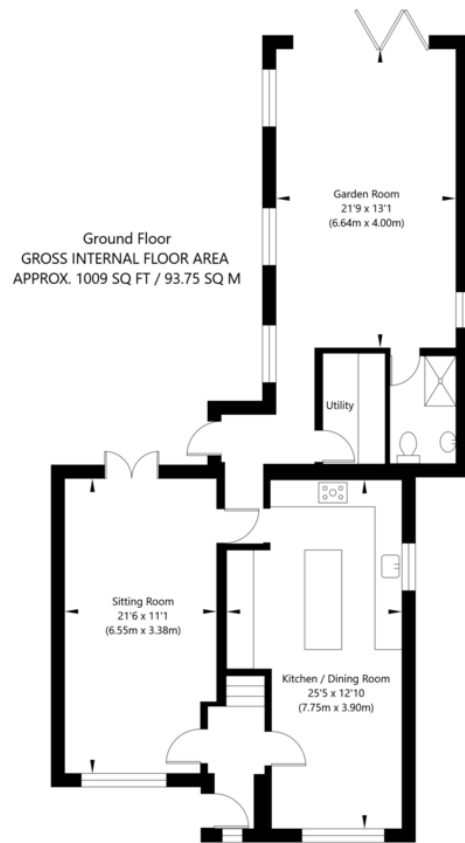
Bedroom 3 is a further double overlooking the rear garden. Decorated in neutral grey wallpaper with oak effect laminate flooring.

Bedroom 4 is another generous room overlooking the rear garden. Plush grey carpets and a feature wall finish the room.

The house bathroom includes a tiled bath with shower over, low level WC and wall mounted wash hand basin with mixer tap. A wall unit sits above the WC and a frosted window to the rear elevation allows for ventilation, privacy, and light. Finished with stone effect wall and floor tiles.

Externally the large rear garden is mostly laid to lawn and is cleverly designed so that it can be enjoyed all year long. Mature plants, shrubs hedges, and trees, including a beautiful Willow tree, decorate the garden and fill it with colour. A fence separates the boundary from the train line beyond. A large stone patio leads from the driveway towards the lawned garden and a timber decking area, illuminated by spotlights, adjoins the bi-fold doors to the family room, extending the living space to the outside.

To the front beyond the path, the property benefits from a section of lawn with a mature tree. The paved driveway leads to secure timber gates that provide access to the rear, and a gravelled area to the front of the property comfortably accommodates five to six cars.



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 529 SQ FT / 49.1 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1538 SQ FT / 142.85 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

From Usher Lane, heading towards Haxby centre, take a left onto Usher Park Road. Continue along Usher Park Road and take a right onto Swarthdale. Follow the road and bear slightly right before you take a left onto Northcroft. Number 3 can be located on the left hand side.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

Wishart Estate Agents
Wilton House
Station Road
Tadcaster
North Yorkshire

T: 01904 404558

E: info@wishartestateagents.co.uk

W: www.wishartestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

