

LANCASTER  
SAMMS

6 Uppercroft, Haxby

York







A lovely modern three bedroom detached property, situated within the popular village of Haxby. Offered with the convenience of vacant possession and no forward chain, the property benefits from a good sized plot with generous drive and a pleasant position with green open areas to the front.

An entrance hallway opens into the bright lounge with tasteful decor and new carpet. French doors lead into the open plan dining kitchen which includes a range of modern wall and base units including an integrated dishwasher, fridge, oven, gas hob, extractor over and space for washing machine. In addition is a storage cupboard, breakfast bar, space for dining table and large picture window plus door to the garden.

To the first floor are three bedrooms, bedroom one with fitted storage, all served by the family bathroom with a modern three piece suite.

Externally the property has a pretty front garden mainly laid to lawn with well-established shrubs, mature Wisteria and fenced boundaries and gate. The driveway provides off ample off street parking and beyond further gates lead to a single brick built store/garage. The easy to maintain rear garden includes pebbled and decked areas and fenced boundaries.



The property has been a cherished home and is very well cared for. Also benefiting from gas central heating and double glazed throughout.

#### LOCATION

Uppercroft is located in the heart of the thriving village of Haxby, which along with adjoining Wigginton offers a huge range of amenities. These include a supermarket, shops, Doctors/Dentist Surgeries, banks, cafes, public houses and primary schools. The village is served by an excellent public transport system into the city centre and is ideal for those looking for access to the outer ring road (A1237). The A64 is located 2.7 miles South East, allowing access to Leeds and further afield. Monks Cross and Vangarde Shopping and Leisure Park are 2.3 miles also South East. The property is within the catchment area for Joseph Rowntree Secondary School.

#### DIRECTIONS

Leaving York via Haxby Road, continue through New Earswick and over the roundabout on the A1237 ring road onto York Road. Continue taking a left hand turn into Holly tree Lane and then second right onto Greenshaw Drive. Bear left and turn into Ruddings Close and right into Uppercroft. The property is situated on the right hand side.

Council Tax band: C

Tenure: Freehold





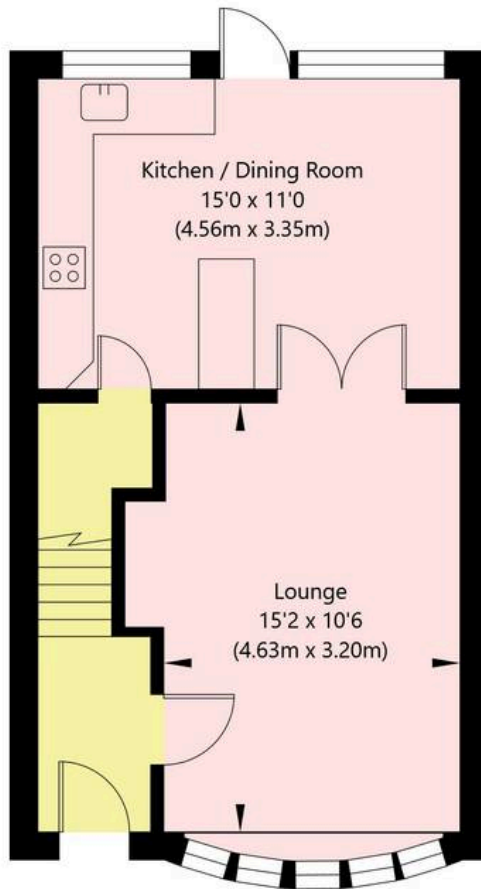




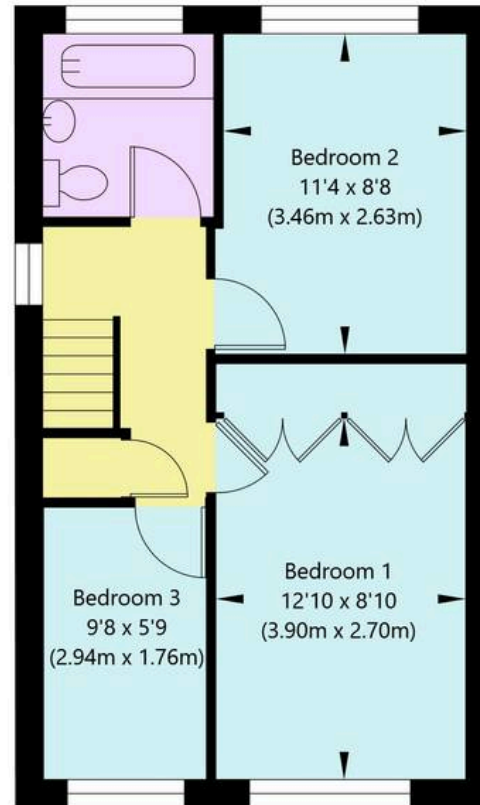




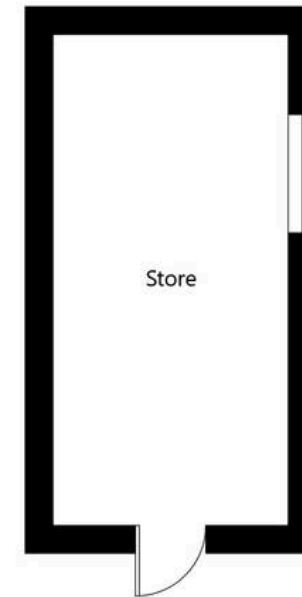
## Uppercroft , Haxby, York YO32 3GD



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 399 SQ FT / 37.07 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 396 SQ FT / 36.8 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 795 SQ FT / 73.87 SQ M - (Excluding Store)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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