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Crompton Terrace, Haxby, York

Guide Price £290,000

We are delighted to bring to the market this exceptionally well presented two bed semi detached house that has undergone significant renovation works over the last couple of years. Offered to the market with no onward chain, the vendors have greatly improved the property with the installation of a new kitchen, bathroom, windows and doors as well as updating the heating system, carpets and re-plastering and decorating throughout, this is a perfect opportunity to walk in and move in and enjoy. With open field views to the rear and close proximity to the ring road we expect plenty of interest. EPC Rating: D, Council Tax Band: B

- RENOVATED 2 BED SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- OPEN VIEWS TO THE REAR
- REFITTED KITCHEN & BATHROOM
- REFITTED WINDOWS & CARPETS REPLACED
- REWIRED & UPDATED HEATING SYSTEM
- DOWNSTAIRS WC
- OFF STREET PARKING AND GARAGE
- EPC RATING D
- COUNCIL TAX BAND B

Haxby

The town boasts a diverse range of shops, primarily located along its main street, complemented by two small shopping centres. Amenities and services in the area include doctor's surgery, dentist, two pharmacies, pubs, cafes, restaurants, two supermarkets, independent shops, and local schools and three churches making it a convenient and well-rounded community.

Property Description

On entering the property you are welcomed into an entrance lobby where there is a door into the living room and stairs to the first floor accommodation. The generously sized living room can accommodate both living and dining furniture if required. There is a large bay window to the front elevation, a fire place where a fire or log burner could be reinstated, there are also doors to the kitchen and a garden room. The garden room / home office is located to the rear elevation with a glazed sliding door providing views and access into the rear garden. Completing the ground floor accommodation is the recently fitted kitchen which comprises a range of base and wall units, quartz worktops, an integrated electric hob and oven and space and plumbing for additional appliances. There is also a window to the rear elevation providing views out onto the rear garden. Also accessed from the kitchen is a downstairs cloakroom which is fitted with a toilet and a hand wash basin.

To the first floor there are two double bedrooms and a bathroom, whilst the front bedroom benefits from having a built in storage cupboard the rear bedroom has rural views across over the rear garden and fields. The house bathroom which has recently been fitted has a bath with a shower over and a glass shower screen, a wall mounted hand wash basin and a toilet there is also a heated towel ladder, a window to the rear elevation and a storage cupboard.

Externally to the front of the home is a paved driveway providing off street parking. To the rear of the home the garden is mainly laid to lawn with the addition of a paved seating area and a hard standing area. There is also a detached garage which has an up and over door to the front and a personal door to the side.

Additional Information

Fully rewired 28/11/25 Certified.

New Worcester Bosch combi boiler fitted 01/11/23 10 year warranty

Front External door and all windows replaced throughout the house 5/09/25 10 year warranty

Garden room / Office. Patio door replaced 03/05/22 10 year warranty

All Radiators and valves replaced 05/01/26.

The complete renovation includes re-plastered throughout, all new internal doors, architraves and skirting

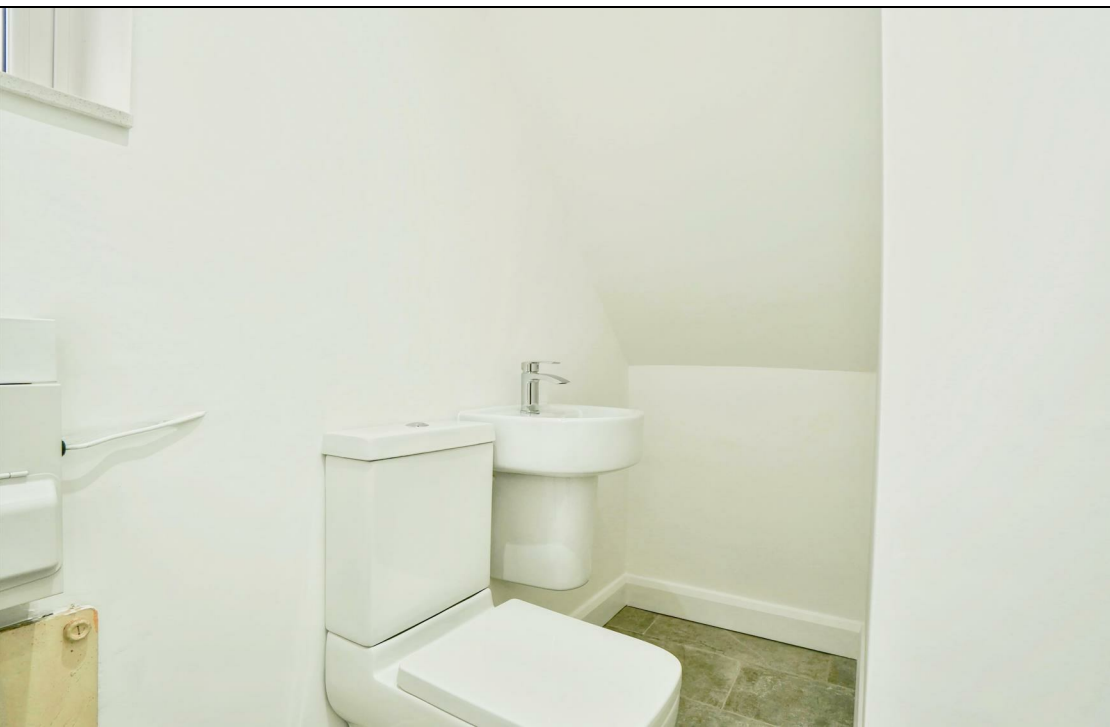
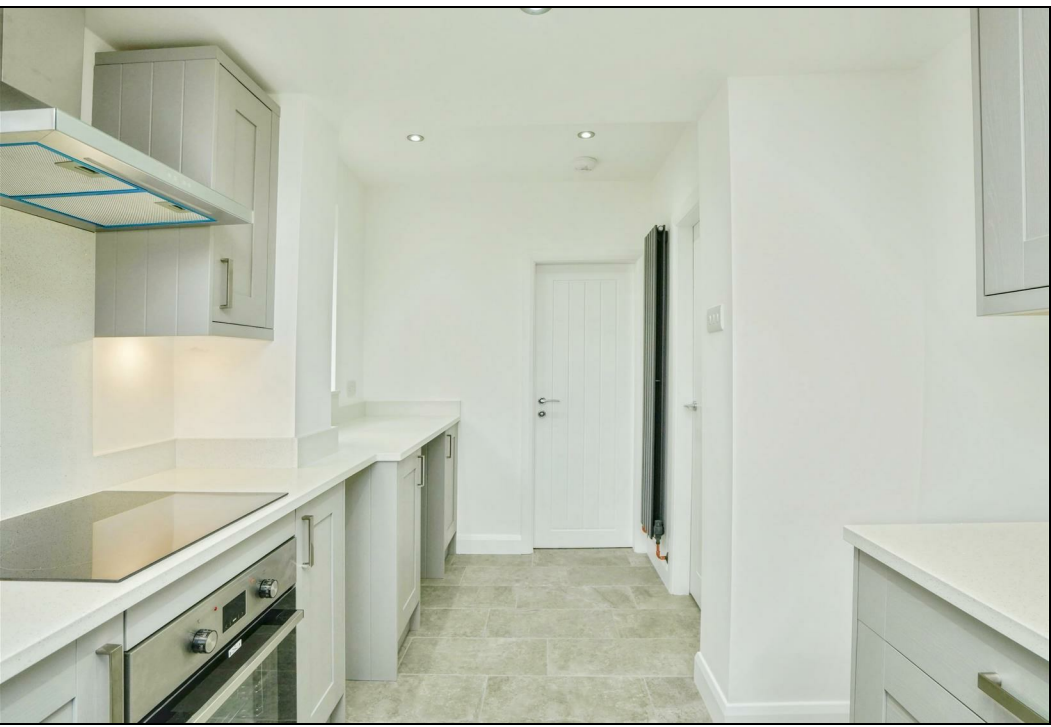
Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.

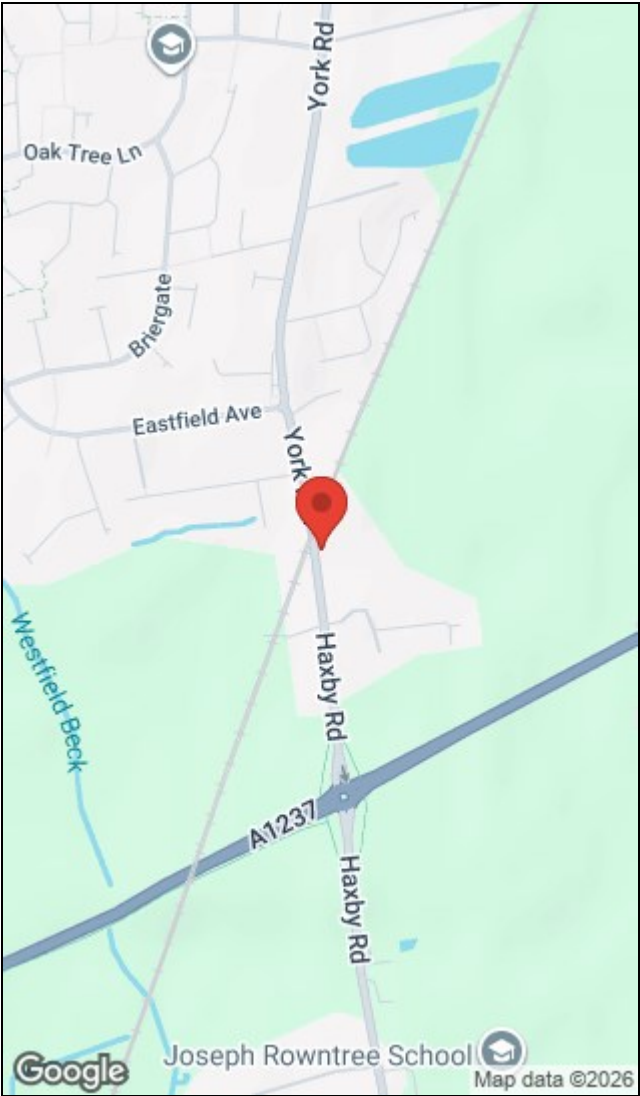
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

35 The Village, Wigginton, North Yorks, YO32 2PR | 01904 750555
ian.dunlop@hunters.com | www.hunters.com



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