



Scriven Grove, Haxby, York

Asking Price £495,000

**Stephensons**  
estate agents & chartered surveyors

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Scriven Grove,  
York YO32 3NW

Est. 1871

Asking Price £495,000

Situated in the highly sought-after residential area of Haxby close to ample central amenities, this beautifully presented four-bedroom semi-detached dormer bungalow offers a perfect blend of versatile living space, modern comfort, and a peaceful setting.

Step inside to discover a welcoming and beautifully balanced layout, thoughtfully extended and upgraded to create a home that feels both spacious and effortlessly liveable. At its heart lies the impressive open-plan kitchen, dining and family room, stretching to over 22 ft in length—a standout space designed very much for modern living. Finished to a high standard, the kitchen combines stylish cabinetry with quality worktops and a central island/breakfast area, while a large roof lantern above draws in an abundance of natural light. With clearly defined zones for cooking, dining and relaxing, and direct access out to the garden, this is a space that works perfectly for both everyday family life and entertaining.

A separate sitting room to the front provides a more intimate and cosy retreat, ideal for quieter evenings or as a formal lounge, offering a nice contrast to the open-plan living to the rear. The ground floor also benefits from a generous double bedroom, adding valuable flexibility—whether for guests, multi-generational living, or an additional reception room. A modern bathroom and a well-appointed utility room further enhance the practicality of the space.



Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband: Up to 1600 Mbps\*

EPC Rating: C

Council Tax: C

Current Planning Permission: No current valid planning permissions

Download speeds vary by broadband providers so please check with them before purchasing.



Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is complemented by a dedicated dressing room, creating a sense of luxury and excellent storage. An additional bedroom is currently used as a study, providing flexible and versatile space.

A spacious and beautifully finished family bathroom serves the first floor, featuring a freestanding bath and contemporary fittings, adding to the overall quality feel throughout the home.

Externally, the property enjoys a generous and well-maintained plot within a quiet residential setting. To the front, a large driveway provides ample off-street parking and gives the home strong kerb appeal. To the rear, the garden is a particular highlight—mainly laid to lawn with established borders and a defined seating area, perfect for outdoor dining and relaxing. A covered pergola creates an inviting sheltered space, extending the usability of the garden throughout the seasons.

The property is positioned within the ever-popular area of Haxby, a highly regarded location known for its excellent range of amenities including independent shops, cafes, supermarkets and well-regarded schools. The area also benefits from regular transport links into York city centre and convenient access to the outer ring road, making it ideal for both families and commuters.

With its flexible accommodation, high-quality finish and impressive open-plan living space, this is a home that adapts effortlessly to modern lifestyles while offering comfort, style and practicality in equal measure.

## Partners:

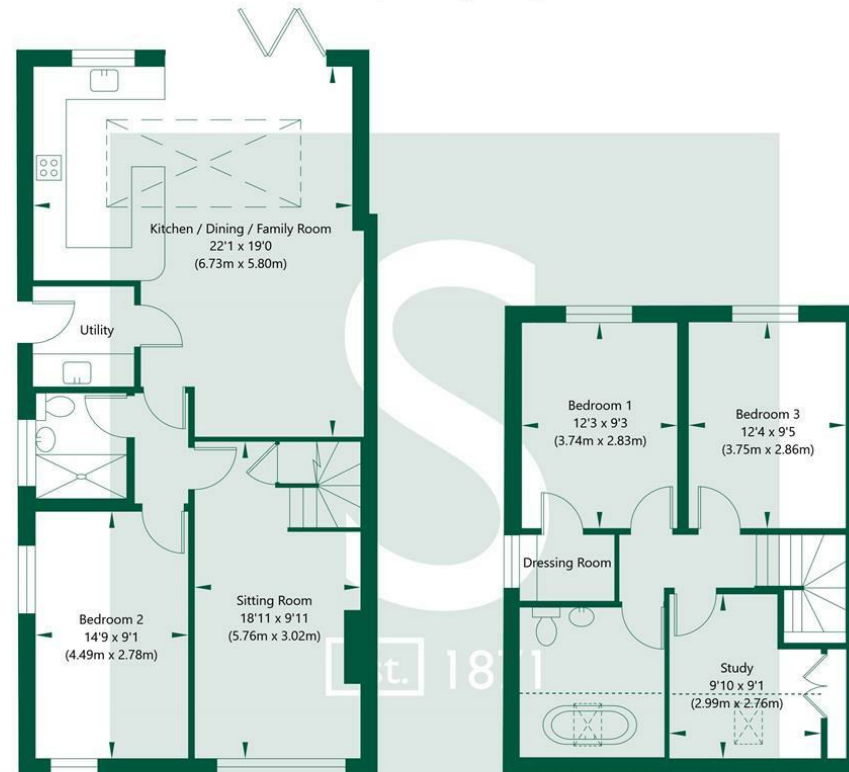
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## Scriven Grove , Haxby, York, YO32 3NW



Ground Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 806 SQ FT / 74.91 SQ M

First Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 504 SQ FT / 46.81 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1310 SQ FT / 121.72 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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