

# 1 FOLKS CLOSE GARDENS

Haxby, York



## 1 FOLKS CLOSE GARDENS

**Attractive detached family house within walking distance of a range of amenities including a primary school**

*York city centre 4 miles • York Railway Station 5 miles  
Leeds 33 miles*

Entrance and staircase hall • cloakroom/wc • 2 reception rooms • kitchen/dining room

Principal bedroom suite with bathroom • dressing room • 3 further bedrooms • 2 further bathrooms (1 en suite) • boarded loft

Double garage • driveway parking

Enclosed, landscaped garden

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

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1 Folks Close Gardens, Haxby, York YO32 3SQ

Approximate Gross Internal Floor Area

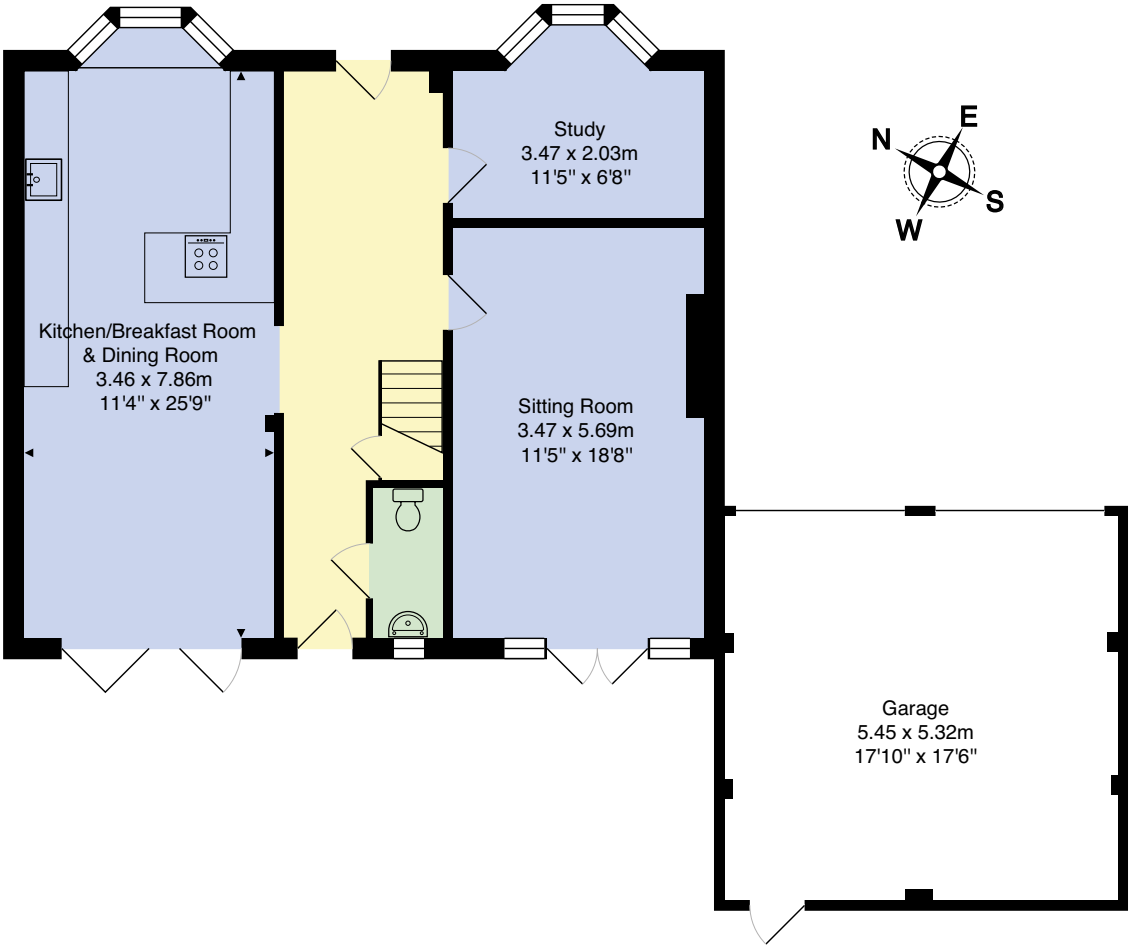
Main House: 150 Sq M / 1611 Sq Ft - (Excluding Garage)

Total: 179 Sq M / 1929 Sq Ft

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

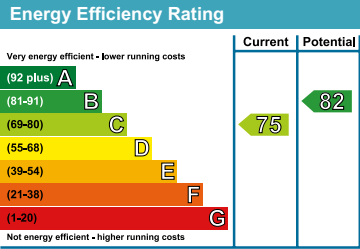
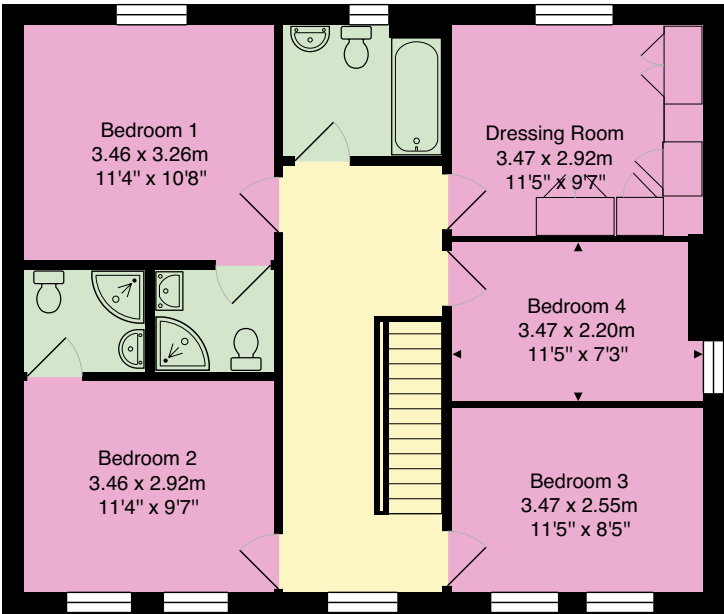
Ground Floor - (Excluding Garage)

Area: 75.7 m² ... 815 ft²



First Floor

Area: 74.0 m² ... 797 ft²



City

Country

Coast

This detached house offers versatile accommodation well suited to modern family life. It is positioned on a private, leafy road, around ten minutes' stroll from the heart of the village and its wide range of amenities. The property is accompanied by a double garage, parking for up to four cars and a fully enclosed garden, and is offered for sale with no onward chain.

- Detached, double-fronted house
- Versatile accommodation of more than 1600 sq ft arranged over 2 floors
- Double garage
- Enclosed family garden
- Strolling distance of local amenities with York city centre easily accessible
- Convenient for ring road, A64, A1M and wider motorway network
- Turn-key property with no onward chain



**Tenure:** Freehold

**EPC Rating:** C

**Council Tax Band:** E

**Services & Systems:** All mains services. Gas central heating (gas boiler fitted 2023)

**Fixtures & Fittings:** All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

**Local Authority:** City of York Council [www.york.gov.uk](http://www.york.gov.uk)

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





This handsome brick and pantile house, dating from circa 2005, was designed in a classical style, with gable end chimney stacks, an ornate string course and a door canopy set between two bay windows. The traditional character continues inside with LVT parquet flooring, an elegant fireplace and a handsome staircase with a polished handrail, rising from the wide entrance hall to a generous first floor landing.

The open-plan kitchen/breakfast room and dining room extends across the width of the house, with a bay window seat overlooking the front and bifold doors opening onto the rear garden. The fitted kitchen has a peninsula island with breakfast bar, quartz worktops, integrated appliances and an induction hob, while the dining area has ample space for a family table and enjoys views across the garden.

The sitting room has a gas fire within an elegant surround as its focal point, together with French doors opening onto the garden terrace. At the front of the house, a snug with a bay window is currently used as a study.

On the first floor, the principal bedroom suite is well proportioned with an en suite bathroom. A dressing room is fitted with a built-in dresser, wardrobes, shelving and drawers. There are three further bedrooms, including a large double with an en suite shower room. The main house bathroom includes a bath with shower over.

A boarded storage loft, with power and light and accessed by a drop-down ladder, provides useful additional storage and potential for conversion to create further accommodation, subject to the necessary consents.



## Outside

Gates open to a generous, gravelled driveway that sweeps in front of the garage, passing an area of lawn. The double garage has power, light and slatted loft storage, while a garden gate gives access to the rear.

The expansive paved BBQ/dining terrace leads onto a generous area of lawn, providing a practical space for family recreation. Along the eastern boundary, a high timber fence is softened and given great height by a row of pleached laurel trees, set within a raised border with lavender and perennial planting.



## Environs

Haxby was named one of the best places to live in the North by The Sunday Times in 2021, and this property is within walking distance of the village centre. Local amenities include two primary schools, doctors' and dental surgeries, sports clubs, and a Pilates studio, alongside two supermarkets, independent cafés and shops, traditional pubs, an award-winning fish and chip shop, and a renowned artisan bakery and delicatessen.

A regular bus service provides direct access to York city centre and the railway station, while scenic walks along the River Foss and nearby cycle routes offer easy access into York itself. Clifton Moor Retail Park, with its cinema and leisure facilities, together with Monks Cross and Vangarde shopping centres, are all within a short drive, as is the LNER Community Stadium, home to York City FC and York Knights.

## Directions

Head east from the village centre, cross the railway line and take the first left, Folks Close. Continue into Folks Close Gardens and the house is the first on the left.

**What3words:** ///value.worthy.special

## Viewing

Strictly by appointment



ESTABLISHED 1992



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